



Staff Report

To: La Center Planning Commission
From: Bryan Kast, Crescent Design and Engineering, Consulting Planner
Date: July 3, 2025
Re: Zoning Map Update – Public Works Operations Center Improvements

Background

Staff are processing a Type IV Zone change application for the proposed Public Works Operations Center Improvements. The proposed project includes the expansion of the existing Public Works Operations Facility through the demolition of an existing storage building and construction of a new 5-bay shop, covered parking, and associated paving, stormwater and site improvements. The site is currently zoned Parks/Open Space (P/OS). A zone change to Urban Public (UP) is proposed with this Type IV application.

LCMC 18.30.110 details the process to review a Type IV application. A Type IV application requires public hearings before both the Planning Commission and City Council. At the conclusion of the public hearing before the Planning Commission the Commission shall announce one of the following actions:

- (i) That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed or published. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing; or
- (ii) That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, or that the planning commission makes no recommendation regarding the application(s), together with a brief summary of the basis for the recommendation.

Following the planning commission recommendation the application will be brought to the City Council for a Public Hearing and consideration for adoption.

Budget Impact

There are no known budget impacts from the proposed zoning map change.

Recommendation/Motion

Staff finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code.

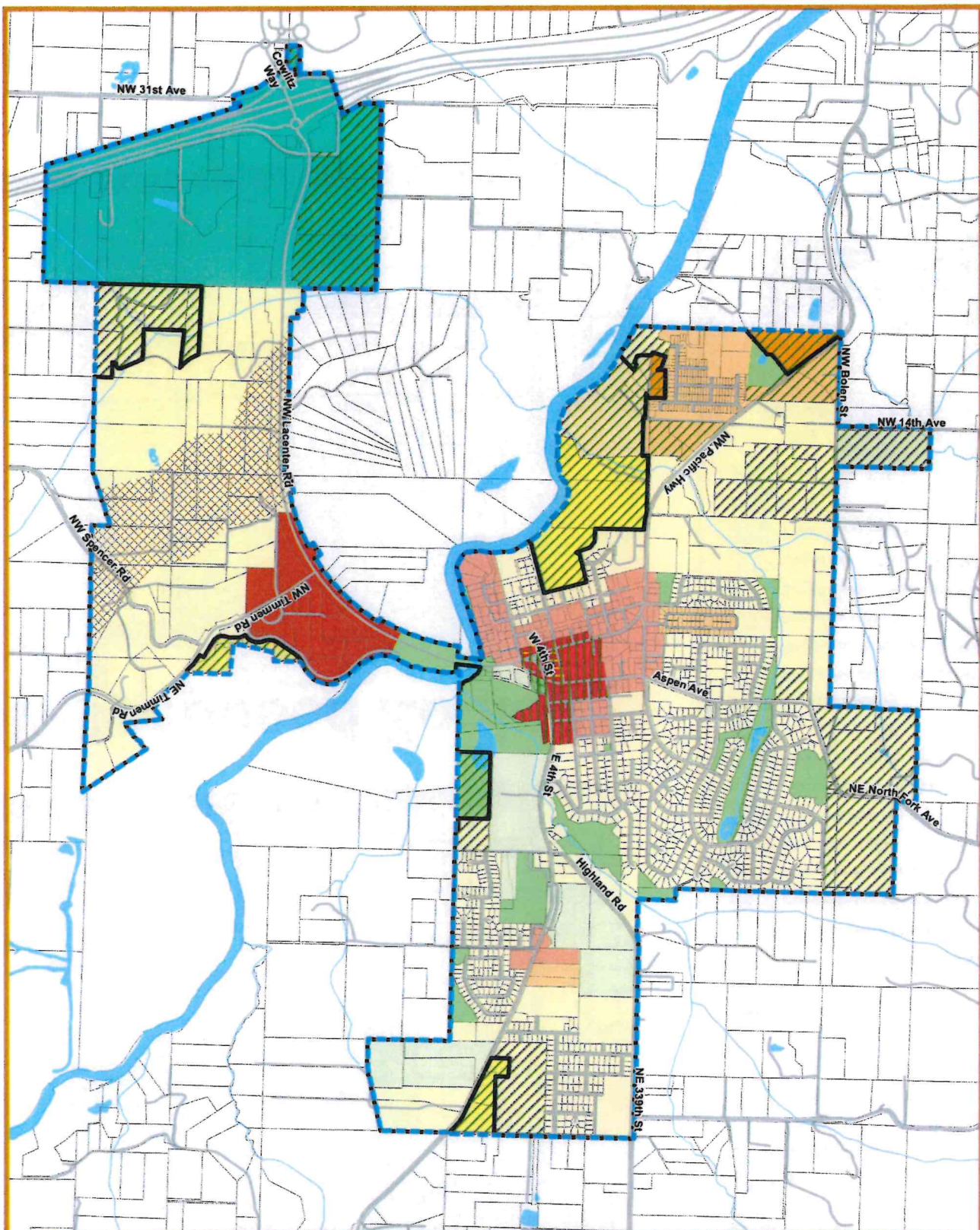
Staff recommend the Planning Commission open a public hearing to accept public comments for the proposed zoning map updates. Following the public hearing staff recommends that the Planning commission make a recommendation to the City Council regarding the proposed zoning map update.

Proposed Motion: "Chair, I move to adopt the amendments to the City of La Center Zoning Map, as presented."

Attachments

A: Proposed zoning map.

B: Zoning Update Exhibit



City of La Center Zoning Map

- Urban Growth Area
- City Boundary
- Zoning Overlay District
- C3 Cardroom Overlay District
- Downtown Overlay District
- Sensitive Utility Corridor Overlay District
- Urban Holding - 10 (UH-10)
- Zoning Districts**
- La Center Zoning**
 - Low Density Residential (LDR-7.5)
 - Medium Density Residential (MDR-16)
 - Residential/Professional (RP)
 - Downtown Commercial (C-1)
 - Mixed Use (MX)
 - Light Industrial (IL)
 - Urban Public Facilities (UP)
 - Parks/Open Space (P/O/S)
 - Junction Plan (JP)
- Clark County Zoning**
 - Single Family Residential (R1-20)
 - Single Family Residential (R1-10)
 - Residential (R-12)
 - Single Family Residential (R1-7.5)
 - Single Family Residential (R1-6)
 - Public Facilities (PF)
 - Water

0.25 Miles



CITY OF LA CENTER

CITY OF LA CENTER



50 US Feet

- Parks/Open Space
- Water
- Public Facilities (PF)
- Single Family Residential (R1-6)
- Single Family Residential (R1-7.5)
- Residential (R-12)
- Single Family Residential (R1-10)
- Single Family Residential (R1-20)
- Clark County Zoning**
- Junction Plan (JP)
- Parks/Open Space (P/O/S)
- Urban Public Facilities (UP)
- Light Industrial (LI)
- Mixed Use (MX)
- Downtown Commercial (C-1)
- Residential/Professional (RFP)
- Medium Density Residential (MDR-16)
- Low Density Residential (LDR-7.5)
- La Center Zoning**
- Zoning Districts**
- Urban Holding - 10 (UH-10)
- Sensitive Utility Corridor Overlay Dist.
- Downtown Overlay District
- C3 Cardroom Overlay District
- Zoning Overlay District**
- City Boundary
- Urban Growth Area
- Taxlots selection

City of La Center Zoning Map

