



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: MOD-12919 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Site Development Plan Review (SDR-12922) approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Major Modification to the Las Vegas Medical District Plan to amend the land-use designation from MD-2 (Major Medical) to MD-1 (Medical Support) on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

BACKGROUND DATA:

A) Previous Actions

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and CV (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on April 11, 2002.
- 11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004

10/19/06 The Planning Commission recommended denial of companion items SUP-16246 and SDR-12922 concurrently with this application.

The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/ar).

B) *Pre-Application Meeting*

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way.
- A representative from the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.74 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Clark County Health District warehouse
South: Parking lot
East: Apartments
West: Offices

C) *Planned Land Use*

Subject Property: UMC [MD-2 (Major Medical)]
North: UMC [MD-2 (Major Medical)]
South: UMC [MD-1 (Medical Support)]
East: UMC [HD (High Density Residential)]
West: UMC [P-O (Professional Office)]

D) Existing Zoning

Subject Property: PD (Planned Development)
 North: PD (Planned Development)
 South: PD (Planned Development)
 East: PD (Planned Development)
 West: PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>	X	
Las Vegas Medical District	X	
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) Zoning Code Compliance

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

B) General Analysis and Discussion

The Las Vegas Medical District was created to provide for the transitional development of the area bounded by Charleston Boulevard, Rancho Drive, Alta Drive, and Martin Luther King Boulevard. Focusing on the two principal uses, University Medical Center and Valley Hospital, the PD (Planned Development) plan document encourages medically oriented uses as well as supporting commercial and residential uses, developed in a pedestrian oriented manner.

This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. The applicant is requesting this Major Modification to amend the sub-district to MD-1 (Medical Support), which allows less intense development within the LVMD. It is designed to allow medical and related office and professional uses.

The proposed amendment to MD-1 (Medical Support) will provide for a mixed-use development that will serve as a transition between the MD-2 (Major Medical) uses to the north and the MD-1 (Medical Support) designated uses to the south of the project site and; therefore, is an appropriate amendment for this site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 by Planning Department

APPROVALS 0

PROTESTS 0