

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-23225 - APPLICANT/OWNER: WORLD WELLNESS
GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning of a 0.39 acre parcel from the C-1 (Limited Commercial) Zoning District to the M (Industrial) Zoning District at 3100 South Valley View Boulevard. The applicant is seeking the Rezoning in order to comply with the General Plan and to ensure a cohesive development standard for the future remapping of the two parcels to the west into a single-lot commercial subdivision. Staff recommends approval as the M (Industrial) zoning district conforms to the General Plan.

A request for a Site Development Plan Review and Variance accompany the applicant is proposing to renovate an existing 6,000 square foot office building with a 3-story 3,000 addition.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There are no significant planning actions recorded against 3100 South Valley View Boulevard.	
<i>Related Building Permits/Business Licenses</i>	
There are no active building permits or business licenses at 3100 South Valley View Boulevard.	
<i>Pre-Application Meeting</i>	
7/11/07	A Pre-application meeting was held with staff to revisit the previous submittals SDR-21998 and VAR-22867 and to discuss the requirements for a Rezoning of the subject property to the M (Industrial) Zoning District.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
7/23/07	A field check was to the site was made with the following observations: <ul style="list-style-type: none"> • There are 32 parking spaces on site. • Existing building is currently vacant. • Billboard located at the southwest corner of the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)
North	Auto Shop & Storage	LI/R (Light Industrial/Research)	M (Industrial)
South	Offices & Retail	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)
East	Office Building	LI/R (Light Industrial/Research)	M (Industrial)
West	Office Building	Unincorporated Clark County	Unincorporated Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 feet)	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply for the M (Industrial) Zoning District:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	112 feet	Y
Min. Setbacks			
• Front	10 feet	14 feet	Y
• Side	10 feet	95 feet	Y
• Corner	10 feet	17 feet	Y
• Rear	0 feet	25 feet	Y
Trash Enclosure	Enclosed & covered	Enclosed & covered	Y
Mech. Equipment	Screened from public view	Not shown	N*

**A condition of approval has been placed to the associated Site Development Plan Review (SDR-21998) requiring that all mechanical equipment be adequately screened from public view.*

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Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	6 Trees/Space	5 Trees	2 Trees	N*
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	7 Trees	5 Trees	N*
TOTAL		12 Trees	10 Trees	N*
Min. Zone Width	0 feet along interior lot, 10 feet along ROW		0 feet along ROW	N*
Wall Height	8 Feet		8 Feet (existing)	Y

**The applicant has requested a Waiver to the Title 19.12 standards. This request is being processed with the associated Site Development Plan Review (SDR-21998).*

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Clinic	4,175 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:250 sq. ft thereafter	19	2			
Medical Office	4,175 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:175 sq. ft thereafter	23				
Medical Office	1,125 sq. ft.	1: 200 sq. ft for first 2,000 sq. ft.; 1:175 sq. ft thereafter	6				
SubTotal			48	2	24	2	
TOTAL (including handicap)			48		26		N*
Percent Deviation					218%		

**An associated Variance (VAR-22867) to allow 26 parking spaces where 48 are required has been filed with this request.*

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ANALYSIS

- **Land Use/Zoning**

The applicant intends to renovate the existing 6,000 square foot office building for the purposes of establishing a medical clinic with medical offices located above. Although the subject site currently maintains the C-1 (Limited Commercial) land use category, it is located within the LI/R (Light Industrial/Research) General Plan Category. The appropriate Zoning District associated with the LI/R (Light Industrial/Research) General Plan Category is M (Industrial). The two parcels to the west are located within the M (Industrial) Zoning District and the applicant proposes to have all three parcels mapped as a single-lot commercial subdivision.

As the requested M (Industrial) Zoning District allows for a Medical Clinic and Medical Offices and conforms to the General Plan category, staff recommends approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

The requested Rezoning to the M (Industrial) zoning district for a Medical Clinic and Medical Offices is consistent with intended Land Use of the LI/R (Light Industrial/Research) General Plan designation.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed Medical Clinic and Medical Office use is permitted under the proposed M (Industrial) zoning district and is compatible with the existing commercial and industrial uses in the surrounding area.

- 3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The applicant is requesting the Rezoning so that the proposed Medical Office Clinic and Office use will conform to the existing LI/R (Light Industrial/Research) General Plan designation. The applicant is also seeking to provide medical services to the immediate area where few services are readily available from walking distance.

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4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The subject site is accessed from Sirius Avenue, a 50-foot wide Local Street. The applicant has removed two curb cuts -one at the west of the site exiting onto Valley View Boulevard and the other at the northeast of the site exiting onto Sirius Avenue- at a suggestion made during the pre-application meeting by the Department of Public Works. The applicant has provided a copy of the recorded cross-access agreement which allows access from the two properties to the east. With the anticipated remapping of the three parcels under common ownership and the provided cross-access agreement, staff believes that adequate access will be provided.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 93 {Mailed with VAR-22867 & SDR-21998}

APPROVALS 0

PROTESTS 1