



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20822 - APPLICANT: UNITED STATES VETERANS
INITIATIVE - OWNER: COBLENTZ ALEXANDER & T LIVING TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. The services associated with this use are only to be provided to the tenants of the facility located at 525 East Bonanza Road.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit or business license, to reflect the changes herein. A detailed parking analysis is needed for the site that includes all uses identified and the square footages of all tenant spaces called out. Further, the revised site plan must depict the location and proper dimensioning of all handicap accessible spaces.
4. This Special Use Permit shall be reviewed in one (1) year after the issuance of the business license at which time the City Council may require the Social Service Provider use to cease activity on this site. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Social Service Provider use cease activity on this site.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Social Service Provider use within an existing building on 0.85 acres at 610 North Las Vegas Boulevard. This use permit would allow this location to serve as the auxiliary support services center for the United States Veterans Initiative Program that has its primary location on an adjoining parcel at 525 East Bonanza Road.

The applicant indicates that the existing building will house some of the programs offices and other program support activities. This use permit is inappropriate for this activity at this location; therefore denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/12/07	<p>The Planning Commission recommended approval of companion items ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19661, SUP-20052, VAC-19669 and SDR-19659 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #28/rts).</p>
<i>Related Building Permits/Business Licenses</i>	
12/15/04	<p>A building permit application, plan check L-4259-04, was submitted for the site. This was for a Non-work Certificate of Occupancy for a meeting hall and offices for the United States Veterans Initiative Program. This permit (05000162) was reviewed by the Planning and Development Department and issued by the Building and Safety Department on 01/11/05. This permit failed the building final inspection on 01/13/05 and the permit was expired on 01/14/06.</p>
<i>Pre-Application Meeting</i>	
03/13/07	<p>A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.</p>

Neighborhood Meeting	
3/29/07	A neighborhood meeting was held at US. Veteran's Initiative 525 E. Bonanza Road. Seven members of the public attended. The applicant gave a thorough description of the proposed expansion plan and described the services that would be offered. No member of the public had questions or comments about the project. NOTE: This meeting was held prior to the present entitlement application configuration and was based on the C-V (Civic) zoning package.

Field Check	
03/14/07	The Department of Planning and Development conducted a site visit that found that the site was in operation as a multi-family residential/single room occupancy residence establishment. The social service provider use, United States Veterans Initiative Program, was active and utilizing both this auxiliary site and the neighboring principle site (525 East Bonanza Road). The director gave a tour of the facilities used by the program and explained the process for residents to meet the qualifications for admittance. There are no active or pending business licenses for 610 North Las Vegas Boulevard.

Details of Application Request	
Site Area	
Net Acres	0.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
South	General Retail, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
	Multi-Family Residential/Single Room Occupancy Residence	MXU (Mixed Use)	C-2 (General Commercial)
East	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential)
	Single Family, Detached	MXU (Mixed Use)	R-1 (Single-Family Residential) [Proposed: C-2 (General Commercial)]
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Social Service Provider	1,652 SF	1 Space / 300 SF GFA	5 Spaces	1 Space			
TOTAL (including handicap)			6 Spaces		65 Spaces		N *

* A condition has been added that a revised site plan with a detailed parking analysis be provided to planning prior to any permits or business licenses being issued to verify that the parking standards are being met for the entire commercial development and that the accessibility space requirements are being met. The current site plan only shows a section of the available parking.

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Used) on the Redevelopment Plan Area Map of the Master Plan. This category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The project proposes to provide auxiliary support for a

veterans service program administered on the adjacent property (525 East Bonanza Road) on a portion of the 0.85 acre site at 610 North Las Vegas Boulevard.

The site is zoned C-2 (General Commercial) which is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. The proposed social service provider use established at this location is permissible in a C-2 (General Commercial) zoning district with the approval of a special use permit and is compatible with the MXU (Mixed Used) Master Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site with an overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

A Social Service Provider is defined as a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter. To locate a Social Service Provider use in a C-2 (General Commercial) zoning district a special use permit must be approved by the City.

The applicant states that the site is to be used to provide ancillary supports services for the programs primary mission of providing life skills teaching and other resources to assist veterans in maintaining independent living. The principle site, located at 525 East Bonanza Road, is proposing to expand the office and training space available to the program per the proposed Site Plan Review (SDR-19659). It has been indicated by the applicant that at that time those activities located at 610 North Las Vegas Boulevard will be merged into the principle site. A condition has been added to the if approved conditions requiring a one-year review to evaluate the status of the building expansion efforts at the primary location and determine whether the program is able, at that time, to consolidate all program activities into the proposed new space and cease the need for this use on this subject site.

The goal is to help veterans acquire permanent housing and employment. Prospective veterans are screened to ensure they meet the criteria for assistance. A qualified veteran may use the program services and use of the primary sites single room occupancy residence housing option for up to two years as a part of their enrollment in the United States Veterans Initiative Program. This location is where the programs social/gathering area is and where intake interviews are conducted. This meets the definition of a Social Service Provider.

- Conditions

Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

This special use permit has been submitted in conjunction with applications under review for the neighboring, primary program site at 525 East Bonanza Road. Those applications include: a proposed General Plan Amendment (GPA-20611) to change the designation to PF (Public Facilities) which is being withdrawn; Rezoning (ZON-19662) to change to C-V (Civic) zoning which is being withdrawn; Rezoning (ZON-21991) to change to C-2 (Civic) zoning; Special Use Permit (SUP-19661) to allow the expansion of the Single Room Occupancy Residential use; Special Use Permit (SUP-20052) to allow a social service provider use; a Site Development Plan Review (SDR-19659) for a proposed expansion of 36,084 square feet to an existing building and to site a new 13,786 building; a Waiver of Title 18.12.130 (WVR-19668) to allow a dead-end street after the vacation of a portion of Encanto Drive; and a Vacation (VAC-19669) of approximately 101 feet of Encanto Drive.

While the United States Veterans Initiative Program is providing a needed and valuable service by offering specific, tailored resources to the areas qualified veteran community, the expansion of the Social Service Provider use beyond the primary program location is not deemed compatible with the commercial nature of this site, which until recently included a tavern use. Nor is the use compatible with the existing residential developments to the north and east of this property. This use may be permissible with the approval of a special use permit in a C-2 (General Commercial) zoning district; however, the location and activities proposed at this site are more appropriate at a better situated location.. Staff can not support this Special Use Permit request.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

While the site is within a predominately MXU (Mixed Use) and PF (Public Facilities) designated area, the subject proposal will not be harmonious and compatible with existing surrounding land uses, specifically the commercial development where it is be located and the neighboring residential uses, and with potential future uses as projected by the General Plan.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

A social service provider at this location will not greatly affect the intensity of uses on the site.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site is served by North Las Vegas Boulevard (a 100-foot primary arterial). This thoroughfare can accommodate the proposed social service provider use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.04.**

Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 209 by City Clerk

APPROVALS 2

PROTESTS 1