

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-24781 - APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH - OWNER: UNIVERSITY BOARD OF REGENTS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Social Service Provider use, including parking requirements.
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. The revised site plan must depict the proper dimensioning of the handicap accessible space per Title 19.10.010 (K) Figure 4.
4. The hours of operation for the Social Service Provider use shall be from 8:00 AM until 6:00 PM daily.
5. No meal service or food preparation shall be permitted in conjunction with the social services provided at this location.
6. All program participants accessing services shall be limited to a maximum stay of two hours per day.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Social Service Provider use within an existing office building at 864 East Sahara Avenue. This use permit would allow this location to serve as the operations/program site for the Nevada Partnership for Homeless Youth Drop-In Center.

The applicant indicates that the existing building will be renovated and remodeled to accommodate the various amenity and resource activities of the drop-in center. There is an ancillary administrative office, which will temporarily house the drop-in center activities during the remodel work, located approximately 100 feet west of this site. The proposed non-contiguous locations for the program are not compatible with the surrounding commercial development and the nearby residential neighborhood; therefore, staff can not support the siting of this use at this location and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to C (Commercial), MXU (Mixed Use), LI/R (Industrial) or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The subject site was converted to the C (Commercial) designation. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
08/23/05	A business license, G99-00027, for a Government Non Licensed category license was issued by the Department of Finance and Business Services. *
<i>Pre-Application Meeting</i>	
08/28/07	A pre-application meeting was held and elements of this application were discussed. A detailed parking analysis was requested and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required as part of this application request, nor was one held.	

* There is no indication of a Planning Department review or approval of the license.

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<i>Field Check</i>	
10/09/07	The Department of Planning and Development conducted a site visit that found that this is an existing building and parking lot. Site access is shared among the neighboring properties. There are signs of vandalism and graffiti present on the areas vacant buildings.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
North	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
West	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green/Southridge Neighborhood	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	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		Y

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Social Service Provider	4,117 SF	1 Space / 300 SF	13 Spaces	1 Space	13 Spaces	1 Space *	Y
TOTAL (including handicap)	4,117 SF		14 Spaces		14 Spaces		Y

* A condition has been added that a revised site plan that depicts the accessibility space as having dual access aisles, per Title 19.10.010 (K) Figure 4, be provided to staff prior to any permits or business licenses being issued to verify that the parking standards.

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) General Plan land use categories. The proposed use is in conformance with the land use designation. The C-1 (Limited Commercial) zoning district would allow a Social Service Provider use with the approval of a Special Use Permit and is consistent with the existing C (Commercial) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the A-O (Airport Overlay) District. This is an existing office site with an overlay height limitation of 175 feet and is in compliance with Title 19.06.080.

As previously noted, the subject site is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan. Further, the site is within the Beverly/Southridge Neighborhood Plan area at the southern edge of the plan boundaries. The neighborhood plan is intended to serve as a set of guiding principles for the area. The proposed project does not directly conflict with any of the stated goals or strategies of the neighborhood plan.

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

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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-1 (Limited Commercial) zoning district a special use permit must be approved by the City.

The applicant states that the site is to be used as the programs operation and activities center. The administrative offices (and temporary operations center) for the program will be located at 818 East Sahara Avenue, approximately 100 feet to the west. The program is intended to provide safe, age appropriate resources to assist unaccompanied minors (homeless youth), ages 12 to 17, in finding temporary shelter, re-unification assistance and independent living opportunities. The goal is to address the unique circumstance evidenced by this subset of the homeless population by providing referrals to shelter providers and other social services, by giving out pre-packaged snacks and food vouchers, and by offering counseling, classes and personal resources (i.e. laundry, computer access, etc.) that they may not be able to get safely elsewhere. Further, the program works with the older youths (16 and 17 year olds) to acquire housing, education, employment, and self-sufficiency. Unaccompanied minors wishing to access these services must pass through a security door and sign-in to the center. All participants wishing to access the center are required to register with the program by their second visit and the program keeps detailed records of the services provided to each client. A qualified unaccompanied minor may use the program services and the sites amenity areas (computer lab, library, respite room, etc.) for up to two hour a day as a part of their participation in Nevada Partnership for Homeless Youth drop-in center programs. 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.

The site and floor plans submitted for review with this use permit application indicate that there will be significant improvements completed within the existing building and enhancements made to the site. The enhancements depicted include a new screening/perimeter wall and gates, outdoor patio seating area, half-court basketball court, and landscaping at the west and north property lines. Further, there appears to be a mezzanine or second story element included in the floor plans that was not observed during the site visit. This proposed addition and other site modifications may warrant a site development plan review prior to the beginning of any improvements.

It has been indicated by the applicant that at the completion of the remodel work on the subject site, that those drop-in center activities located at 818 East Sahara Avenue will be relocated here. A condition has been added to that review (SUP-24780) requiring a one-year review to evaluate the status of the building remodel efforts on this site and determine whether the program is able, at that time, to consolidate all drop-in center program activities into this redesigned space and

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cease the need for these activities at the ancillary site. The applicant has also indicated that the hours of operation for the drop-in center are from 8:00 AM until 6:00 PM. Further, the applicant has indicated that the amount of time that a client may be on-site accessing the programs services is two hours per day. Finally, the applicant has indicated that no food preparation or meal service will be provided at this location. These statements have been converted into if approved conditions of this review.

The proposed use is providing a needed and valuable service by providing an age appropriate bundle of services to the areas homeless youth. Further, SafePlacesm and other programs provided by the Nevada Partnership for Homeless Youth and its partners, offer specific, tailored resources to encourage those in need of the these services to move from potentially dangerous circumstances in to safer and more productive situations. However, the proposed location of this program within a C-1 (Limited Commercial) zoning district that is made up of mainly office uses with a few church, child care and school uses is not compatible with the low intensity commercial activity in the area or the existing residential development to the north; therefore, staff is recommending denial of this Special Use Permit.

FINDINGS

The following findings must be made for a Special Use Permit:

- 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 C (Commercial) designated area, the subject proposal will not be harmonious and compatible with existing surrounding land uses, specifically the neighboring residential uses, and with potential future uses as projected by the General Plan due to the potential conflict of this use with existing uses in the area.

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

The site is physically suitable as a social service provider location. The specific type of social service provider proposed here may find the site physically unsuitable and a potential intensification of land use by producing increased pedestrian traffic within an older area not designed for a high level of pedestrian access, particularly as the to sites intended to house the components of the program are on non-contiguous parcels. Access is via private drives/access easements and there are limited sidewalks or pedestrian/vehicular separations.

- 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.**

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The proposed social service provider use accesses Sahara Avenue, a 100-foot primary arterial, via a private access drive and should not negatively impact the adjacent roadways or neighborhood traffic.

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 as regular inspections are a part of the business licensing process 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 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 156

APPROVALS 0

PROTESTS 2