



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-26391 - APPLICANT/OWNER: 701 SHADOW, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval Site Development Plan Review (SDR-26390) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed Mixed-Use development at 701 Shadow Lane within the Las Vegas Medical District. The applicant is proposing to add a total of ten residential units and a fourth floor to a partially constructed medical office building. A Site Development Plan Review (SDR-26390) is also a companion item on this case. As the addition of residential units to a medical office building within the Las Vegas Medical District Plan will provide additional workforce housing and seamlessly integrate within the existing neighborhood and building, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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, which included the subject property. The Planning Commission and staff recommended approval.
06/19/02	The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update the Plan document, as part of the City's General Plan for the area located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive, which included the subject property. The Planning Commission and staff recommended approval.
12/15/04	The City Council approved a Major Modification (MOD-5212) to the Las Vegas Medical District Plan for the subject property from MD-2 (Major Medical) to MD-1 (Medical Support). Accompanying requests were also approved for a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required; a Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed; a Variance (VAR-5511) to allow a 36.5-foot setback where 84 feet is required for compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for a parking structure, and to allow a reduction in streetscape and perimeter landscaping requirements; and a Site Development Plan Review (SDR5213) for a 31,293 square foot medical office development. The Planning Commission recommended approval of these requests and the staff recommended denial.
10/20/05	The City Council approved a Special Use Permit (SUP-8639) to allow a Social Service Provider at the subject property. The Planning Commission and staff recommended approval.

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<i>Related Building Permits/Business Licenses</i>	
09/19/06	Building permits (#06005962) for onsite improvements and an office shell (#06005963) were issued.
02/05/07	A building permit (#07000495) was issued to permit construction of a parking structure.
<i>Pre-Application Meeting</i>	
01/03/08	A pre-application meeting was held where elements of the Site Development Plan Review process were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Medical Office Building Under Construction	UMC (Medical District Plan)	PD (Planned Development [MD-1 (Medical Support)])
North	Clark County Health District	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
South	Office and Single Family Residential	UMC (Medical District Plan)	PD (Planned Development [P-O (Professional Offices)])
East	Warehouse	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
West	Office Building & Parking	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		Yes
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Yes
A-O (Airport Overlay) District	X		Yes
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 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.66 Acres	N/A
Min. Lot Width	N/A	125 feet	N/A
Min. Setbacks			
• Front	5-15 Feet	72 Feet	Yes
• Side	10 Feet (84 Feet*)	15-36 Feet	Yes**
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	13 Feet	Yes**
Max. Lot Coverage	50%	35%	Yes
Max. Building Height	3 Stories / 45 Feet	52.75 Feet	Y***
Trash Enclosure	Screened	Screened	Yes
Mech. Equipment	Screened	Screened	Yes

* The Las Vegas Medical District Plan allows for a 10-foot side yard setback; however due to an existing single family home to the south, residential adjacency standards require an 84-foot setback.

** A Variance (VAR-5511) to allow a 36.5-foot side setback where compliance with residential adjacency standards require 84 feet and a Variance to allow a 13-foot rear yard setback where 15 feet is required was approved by the City Council 12/15/04.

*** A Variance (VAR-5212) to allow a building height of 52 feet 9 inches was approved by the City Council 12/15/04.

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Pursuant to Title 19.08, the following Residential Adjacency Standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 Feet	36.5 Feet	Yes*
Adjacent development matching setback	15 Feet	36.5 Feet	Yes
Trash Enclosure	50 Feet	97.5 Feet	Yes

* A Variance (VAR-5511) to allow a 36.5 foot side setback where compliance with residential adjacency standards require 84 feet was approved by the City Council 12/15/04.

Pursuant to the Las Vegas Medical District Plan and Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	5 Trees	7 Trees	Yes
Buffer: Min. Trees	1 Trees/30 Linear Feet	48 Trees	49 Trees	Yes
TOTAL		53 Trees	56 Trees	Yes
Min. Zone Width	8 Feet		7-15 Feet*	Yes
Wall Height	8 Feet		N/A	N/A

* A reduction in the required width of landscape areas was part of a previously approved Variance (VAR-5511).

Pursuant to Title 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	
Office, Medical and Dental <i>(Parking Totals Previously Approved)</i>	31,293 SF	1 space per 200 SF of GFA, up to 2,000 SF, plus 1 space per each additional 175 SF	172	6	142	6	
SubTotal			178		148		Yes*

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Mixed-Use Development Residential Parking (Per Las Vegas Medical District Plan)	9,230 SF / 10 residential units	1 space per residential unit	10	0**	16	0	
SubTotal			10		16		Yes
TOTAL (Including Previous Approval)			158		164		Yes
Loading Spaces			2		1		Yes*

* A Variance (VAR-5214) was previously approved to allow 148 parking spaces where 177 are required and zero loading spaces where two are required.

** Developments containing 151-200 parking spaces are required to have a total of six handicapped parking spaces. This proposal containing an addition of ten residential units to a previously approved development does not require more than 200 parking spaces; therefore no additional handicapped parking is required.

ANALYSIS

This request for a Site Development Plan Review is for a proposed fourth-floor addition to a previously approved Medical Office Building on 1.69 acres at 701 Shadow Lane. The proposed fourth floor will consist of ten residential units creating a Mixed-Use development. As a result, this application will be considered in conjunction with a Special Use Permit (SUP-26391) to allow a Mixed-Use project at the subject property.

A three-story 31,293 square-foot Medical Office building was previously approved by the City Council on December 15, 2004 with Variances for parking requirements, building height, building setbacks and landscape standards. Building permits for the project were obtained in September of 2006 and construction has commenced on the approved development. The property owner designed the building to accommodate a fourth floor, and has designed that floor to accommodate ten residential units, nine one-bedroom units and one studio unit, within 9,230 square feet. The proposed fourth floor has been designed to be architecturally compatible with the approved design of the building and the proposal adds 16 parking spaces to the approved development. No changes have been made to the general site layout or landscape of this property.

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Minimum Requirements of Approval for a Mixed-Use Development are:

1. Residential uses permitted as of right in the R3 and R4 Zoning Districts may be permitted by means of Special Use Permit within a PR, NS, O, C1, C2, or CPB Zoning District.
2. Nonresidential uses permitted as of right in the PR, NS, O, and C1 Zoning Districts may be permitted by means of Special Use Permit within an R3 or R4 Zoning District.
3. When residential and nonresidential uses are approved for a single parcel:
 - a. The nonresidential use shall be located at ground level fronting the primary public rightofway, and the primary entryway to that use shall be directly from and oriented to a street; and
 - b. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

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.**

The proposed development adequately blends the mixed uses together in a cohesive and functional environment. The addition of residential units to this commercial development will add to the vitality of the Las Vegas Medical District.

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

The proposed development is physically suitable for the type and intensity of land use proposed. The addition of ten residential units to a partially constructed office building will provide additional workforce housing within walking distance of two of Las Vegas Valleys major hospitals and their support uses.

- 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.**

Adequate access to this site will be provided from Shadow Lane and Bearden Drive. This project will not adversely affect adjacent streets.

- 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 the Special Use Permit is consistent with the General Plan, and will not compromise public health, safety, or welfare.

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

The proposed mixed use development meets all minimum conditions of Title 19.04 with approval of this action.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 76

APPROVALS 1

PROTESTS 0