



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 13, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-26569 - APPLICANT/OWNER: CALVARY COMMUNITY ASSEMBLY OF GOD, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0086-99) and Site Development Plan Review [Z-0086-99 (1)], if approved.
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. 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 is a request for a Special Use Permit for a proposed Social Service Provider (Dentistry) at 2900 North Torrey Pines Drive.

The Social Service Provider (Dentistry) use proposed for this site can be conducted in a manner that is harmonious and compatible with the existing single family residential and civic uses that surround it; therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/01/00	The City Council approved a Rezoning (Z-0086-99) to C-V (Civic) for the overall site. The Planning Commission and staff recommended approval on 01/27/00.
08/16/00	The City Council approved a Site Development Plan Review [Z-0086-99(1)] for a proposed 14,980 square-foot daycare and a 20,539 square-foot community center in conjunction with an existing church on this site. The Planning Commission and staff recommended approval on 01/27/00.
04/06/05	The City Council denied a request for a Review of Condition (ROC-6073) Number 1 of an approved Site Development Plan Review [Z-0086-99(1)] to eliminate the requirement for a decorative block wall along the south property line for an existing Church on 11.22 acres at 2900 North Torrey Pines Drive.
<i>Related Building Permits/Business Licenses</i>	
02/17/05	A building permit application, plan check (#C-15-00) was submitted for a 14,981 square-foot daycare/community center.
<i>Pre-Application Meeting</i>	
01/25/08	A pre-application meeting was held with the applicant. The applicant explained that they proposed to create a dental operatory on the church premises to treat homeless and indigent. Submittal requirements were then discussed
<i>Field Check</i>	
02/08/08	A field check was made on site. An existing church with is located on the site with adequate parking for the facility.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.47

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church and Community Center	PF (Public Facility)	C-V (Civic)
North	Single Family	R (Rural Density Residential)	R-D (Single Family Residential Restricted)
South	Single Family	R (Rural Density Residential)	C-V (Civic)
East	Single Family	R (Rural Density Residential)	Clark County
West	Single Family	R (Rural Density Residential)	R-D (Single Family Residential Restricted) and R-CL (Single Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (105 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

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	
Church	510 fixed seats	1:4	128				
Office	3,600 SF	300	12				
Day Care	238 Students	1:10	24				
	19 Staff	1:1	19				
Community Center	15,210 SF	1:100	88				
SubTotal			257	15	268	15	Y
TOTAL			272		283		Y

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ANALYSIS

- **Zoning**

The site is zoned C-V (Civic) and is in conformance with the existing PF (Public Facilities) General Plan designation on this parcel and the parcel to the north, which had also been rezoned C-V. A Social Service Provider use has determined to be permitted in the C-V District with approval of a special use permit.

- **Use**

A Social Service Provider is defined in Title 19.20 as a facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. The term 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, or an adult day care center.

The applicant is requesting a Special Use Permit for a proposed Social Service Provider (Dentistry) at 2900 North Torrey Pines Drive. The dental clinic on the church premises will treat homeless and indigent. The clinic is located on the southeast corner of the 24,536 square-foot church with an exterior doorway providing direct access to the facility. The facility will consist of two small rooms, which total 315 square feet in size, one for patient treatment, and the other for a compressor and vacuum to run the dental unit. The facility will be open on Saturday from 8:00 a.m. to 6:00 p.m. and treat between 15-20 patients.

The applicant contends that the clinic will serve a dual purpose. The dentist work will provide treatment and allow dentists to receive six credits of continuing education credits toward their annual requirement of 20 for treating indigent patients in this type of setting.

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.**

The Social Service Provider use proposed for this site can be conducted in a manner that is harmonious and compatible with the existing single family residential and civic uses that surround it.

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

The subject site, which is primarily used as a church, is flanked by a daycare and community center to the east. The proposed Social Service Provider use will have the intensity of a typical medical office, with many clients using public transportation. The Dentistry use is expected to have minimal impact on surrounding properties, as vehicle traffic to and from the site will be very limited. For this reason, the provided parking on the site will be sufficient to meet the needs of these 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.

Access to the site is provided from Torrey Pines Drive to the west, an 80-foot wide Secondary Collector as designated by the Master Plan Streets and Highways and Brooks Avenue, a 60-foot wide local street. These facilities will be adequate to meet the requirements of the Social Service Provider use, as traffic to the site is expected to be minimal.

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.

The use will be subject to licensing requirements and conditions of approval and will therefore not compromise the public health, welfare or safety.

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

There are no base conditions for consideration of a special use permit for a Social Service Provider.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

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