



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 13, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-26576 - APPLICANT: LUTHERAN SOCIAL SERVICES OF NEVADA - OWNER: HARSCH INVESTMENT PROPERTIES LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. 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.
2. 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 Social Service Provider within the Las Vegas Spectrum commercial and industrial subdivision. This non-profit organization is intending to locate at 51 North Pecos Road in suites #109-113, which consists of approximately 5,884 square-feet.

This Social Service Provider provides emergency services to families in immediate need. These immediate needs are satisfied with food supplies, hygiene and clothing. This non-profit also provides case management in order to educate clients and assist them in transitional housing and identification in order to obtain employment. This organization also provides a substance prevention program aimed at youths. As this area is physically suitable for this use, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/07/90	The Las Vegas Spectrum documentation was recorded by the Clark County Recorders Office.
<i>Related Building Permits/Business Licenses</i>	
02/02/98	A Business License (C11-01769) for Masonry Construction was issued at 51 North Pecos Road Suite #104
01/26/06	A Business License (N41-00022) for Non-Profit Counseling was issued for 51 North Pecos Road Suite #112.
08/12/06	A Business License (N31-00052) for Non-Profit Community Service was issued at 51 North Pecos Road Suite #105.
12/18/06	A Business License (C11-08440) for a Contractor was issued at 51 North Pecos Road Suite #115
01/12/07	A Business License (B10-02354) for Building Supplies was issued at 51 North Pecos Road Suite #106.
03/07/07	A Business License (A01-01336) for Administrative Offices was issued at 51 North Pecos Road Suite #103
08/09/07	A Business License (H02-01427) for Janitorial Service was issued at 51 North Pecos Road Suite #101
10/29/07	A Business License (P20-00180) for Photo Supplies was issued at 51 North Pecos Road Suite #108.
<i>Pre-Application Meeting</i>	
11/13/07	A pre-application meeting was held and the requirements for submitting a Special Use Permit for a Social Service Provider were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

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<i>Field Check</i>	
02/04/08	A field check was conducted and found evidence that this location is suitable for this proposed use in terms of access, parking and square-footage.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial/Industrial Center	LI/R (Light Industrial/Research)	M (Industrial)
North	Commercial/Industrial Center	LI/R (Light Industrial/Research)	M (Industrial)
South	Commercial/Industrial Center	LI/R (Light Industrial/Research)	M (Industrial)
East	Spectrum Village Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Commercial/Industrial Center	LI/R (Light Industrial/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Las Vegas Spectrum	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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 the Spectrum Development agreement, 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	4,423 SF	1/300	15	1	15	1	*Y
Warehouse for proposed use.	1,561 SF	1/1000	2	0	2	0	*Y

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Office	24,427 SF	1/300	82	2	370	15	*Y
Warehouse	101,343 SF	1/1000	102	4			*Y
SubTotal	131,754 SF		201	7	370	15	*Y
TOTAL			310		386		*Y

* The Las Vegas Spectrum Phase I has the necessary parking for this Social Service provider. This agreement states that parking for office uses will be calculated at 1/300 SF and parking for warehousing uses at 1/1000 square feet. This location meets the minimum parking spaces required by the Las Vegas Spectrum development agreement.

ANALYSIS

- **Zoning**

The subject site is zoned M (Industrial) and is in conformance with the LI/R (Light Industrial/Research) General Plan Designation. A Social Service Provider use is permitted in the M (Industrial) Zoning District with the approval of a Special Use Permit. To the north, west and south of this property there are industrial and commercial buildings zoned M (Industrial). To the east is multifamily housing with a zoning designation of R-3 (Medium Density Residential)

- **Las Vegas Spectrum**

The subject property is part of the Las Vegas Spectrum planned light industrial and commercial subdivision. This planned area allows for lots to be used for industrial and business purposes as defined generally as those purposes allowed by the M (Light Industrial) ordinances applicable to the property. A Social Service Provider is not a prohibited use and is allowed in the M (Industrial) zoning district with the approval of a Special Use Permit.

5. Use Restrictions: The use of the property and each lot therein shall be restricted in accordance with the following provisions in addition to all other covenants, conditions and restrictions herein contained:

5.1 Industrial and Business Use: Some of the Lots shall be used for industrial and business purposes. Industrial and Business Purposes is defined generally as those purposes allowed by the M zoning ordinances applicable to the Property, subject to use restrictions as may be contained in the Association Rules.

a) Each Lot may be used for manufacturing, assembly, warehousing, processing, laboratory, office, commercial, retail, professional, research, development activities and any other use permitted under the Master Plan for the Property, Citys M Zone Industry Zoning provisions as may be amended from time to time,

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excepting therefrom those prohibited uses enumerated in Section 5.7 hereinbelow. All allowable uses of the Property shall comply with the City's requirements and/or ordinances in effect from time to time concerning appropriate recycling measures.

- **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 a nonprofit organization that receives donations and fundraises to provide emergency services to families in immediate need. These immediate needs are satisfied with food supplies, hygiene and clothing. This non-profit also provides case management in order to educate clients and assist them in transitional housing and identification in order to obtain employment. Another service that this non-profit provides is substance prevention for youth.

- **Conditions**

There are no base conditions for consideration of a Special Use Permit for a Social Service Provider.

- The hours of operation for the public are from 8:00 am to 12:00 pm Monday through Friday.
- Clients can be seen by appointment past these hours of operation.

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 proposed Social Service Provider can be conducted in a manner that is harmonious and compatible with the commercial, light industrial and residential uses that surround it.

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

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The subject site is physically suitable for this Social Service Provider use with adequate access, square-footage and an appropriate zoning and General Plan designations.

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 accessed through North Pecos Road and East Charleston Boulevard, which are both 100-foot Primary Arterials. This access is more than adequate for the proposed Social Service Provider.

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. This application satisfies the requirements of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 350

APPROVALS 0

PROTESTS 1