



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: MAY 22, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SUP-27685 - APPLICANT/OWNER: LB/VPC NEV-CENTENNIAL HILLS, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

**Planning and Development**

1. Conformance to all Special Use Permit Minimum Requirements within the Town Center Development Standards for a Convalescent Care/Nursing Home use.
2. Conformance to the conditions of approval for Rezoning (ZON-4991), Site Development Plan Review (SDR-16952) and Major Modification (MOD-8064) as approved.
3. 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.
4. 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 Convalescent Care Facility on a parcel at the northwest corner of Durango Drive and Grand Montecito Parkway. The facility is sited in the middle of the Centennial Hills Commercial Center, a medical/professional/retail development on 22.31 acres. The proposed Convalescent Care Facility will be located in a two-story building (Building #5) consisting of 57,866 square feet of floor space. The facility will be staffed to provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need the specialized treatment normally provided by a hospital.

As this area is physically suitable for this use and the project meets the base requirements of the Town Center Development Standards for a Special Use Permit, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) for the area along the north side of the Durango Drive S-Curve, of which the subject parcel is a part.
02/05/03	The City Council approved a Petition to Annex the subject property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was 02/14/03. The Planning Commission and staff recommended approval on 10/24/02.
11/17/04	The City Council approved a request for a Site Development Plan Review (SDR-4985) and Rezoning (ZON-4991) for a medical/professional/retail development on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street. The Planning Commission and staff recommended approval.
11/16/05	The City Council approved a request for a Major Modification (MOD-8064) of section of the Town Center Development Standards Manual to allow a building height of three stories where two stories is the maximum height allowed and a General Plan Amendment (GPA-9072) of section 3.4.2(B) of the Centennial Hills Sector Plan to allow three-story buildings within the SC-TC (Service Commercial Town Center) Special Land Use Designation].

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12/01/05	The Planning Commission approved a Tentative Map For Centennial Hills Center (TMP-9910) for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/06/05	The Centennial Hills Architectural Review Committee approved (ARC-10390) a request for approval of a master sign plan amendment for the northwest corner of Grand Montecito Parkway and Durango Drive.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff recommended approval.
11/02/06	The City Council approved a request for a Special Use Permit (SUP-17405) for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.
12/20/06	The City Council approved a request for a Special Use Permit (SUP-17404) for a drive-through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
12/04/07	The Centennial Hills Architectural Review Committee approved (ARC-25688) a request for a Major Modification to an approved Master Sign Plan (CHR-0010-03) and Waivers to allow wall signage above the roofline and to allow wall signage above the second floor window sill at northwest corner of Durango Drive and Grand Montecito Parkway.
12/20/06	The City Council approved a request for a Site Development Plan Review (SDR-16952) for a 42,500 square foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
05/29/07	A building permit application was processed for on-site hardscapes.
10/31/07	A building permit (#7003096) was issued for on-site improvements.
12/04/07	A building permit (#7003243) was issued for on-site sewer and water.
04/08/08	A building permit (#7003077) was issued for trash enclosure #5.
04/08/08	A building permit (#7003086) was renewed for office shell building #5.

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<b><i>Pre-Application Meeting</i></b>	
03/22/08	Applicant was advised of the submittal procedure and the documents required for the application.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this application, nor was one held.	

<b><i>Field Check</i></b>	
04/14/08	A site visit by staff revealed a parcel bordered on the south side by Durango Drive and Grand Montecito borders the east side. An automobile dealership and retail uses are located on the north side of the site. As of 5/7/07 building is progressing on the parcel.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	4.49

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Office/Retail/Medical Development Under Construction	[SC-TC (Service Commercial - Town Center) Special Land Use Designation]	T-C (Town Center)
North	Automobile Dealer and Residential	[SC-TC (Service Commercial - Town Center) Special Land Use Designation]	T-C (Town Center)
South	Durango Drive and Church	PF (Public Facility)	C-V (Civic)
East	Undeveloped - Proposed High School and Grand Montecito Parkway ROW	[GC-TC (General Commercial Town Center) Special Land Use Designation] and T-C (Town Center)	T-C (Town Center)
West	Undeveloped	PF (Public Facility) [SX-TC (Suburban Mixed Use-Town Center) Special Land Use Designation]	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>	X		
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>	X		
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Convalescent Care Facility/Nursing Home	One space for each 6 beds plus one space for each employee on the largest shift, plus 3 spaces for use by medical professional (57,866 s.f.)	8 spaces for 45 beds plus 65 spaces for 65 employees plus 3 spaces for medical personnel	72	3	93	12	Y
Office	166,032	1/300	541	12			
Retail	66,953	1/250	261	7			
Bank	5,000	1/200	24	1			
<b>TOTAL (including handicap)</b>			918		1,363 Overall		Y
Loading Spaces For Convalescent Center			1		Not Shown		N

The Centennial Center provides reciprocal parking. According to the submitted site plan there are 1,365 spaces including 59 handicap spaces being provided for the entire development.

## ANALYSIS

- **Zoning**

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as SC-TC (Service Commercial - Town Center).

- **Use**

As indicated on the submitted site plan the Convalescent Care Facility/Nursing Home will occupy the Building #5, which is a two story, 57,866 square foot building located at the center of the commercial development. A lobby, exam rooms, outpatient therapy area, offices, utilities, dining room area and kitchen occupy the first of the building. On the second floor are the patient rooms, nurse station, staff lounge, small dining area, pharmacy, inpatient physical therapy area, utilities, laundry and equipment rooms. The total number of beds shown are 45.

Reciprocal parking is available for all the buildings within the commercial subdivision. Overall parking provided for the Centennial Center is shown as 1,365 stalls including 59 handicap spaces with access aisles. The proposed use requires one space per six beds plus one space for each employee on the largest shift of 65 employees and three additional spaces for use by medical professionals. Seventy-five spaces are required for the proposed use. There are 67 parking spaces including 12 handicap stalls with access aisles adjacent to the perimeter of Building #5. Thirty-eight additional parking spaces are located in a lot with direct access to the front entrance of the building. Overall a total of 105 parking stalls are provided. Parking is more than adequate for the use.

A Convalescent Care Facility/Nursing Home is defined in Title 19.20 as a building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a rest home and nursing home, but does not include an assisted living apartment, hospital or other medical facility that is specifically defined in this chapter.

The use meets the required conditions as the parcel size of 23.5 acres exceeds the 20,000 square feet, and the maximum number of beds will be 50, where 50 are allowed per acre. Access to the site is from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial as specified by the Master Plan of Streets and Highways.

- **Conditions**

The base conditions for consideration of a Special Use Permit per the Town Center Development Standards for a Convalescent Care Facility:

- a. The minimum parcel size required shall be 20,000 square feet.
- b. The maximum number of beds per acre shall be 50.
- c. Care facilities shall be located on a street 80-foot wide or larger.

## **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 subject site is physically suitable for the Convalescent Care Facility use with adequate access, square-footage and an appropriate zoning and General Plan designations.

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

The proposed Convalescent Care Facility can be conducted in a manner that is harmonious and compatible with the commercial and retail uses that surround it.

- 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 will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

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- 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 base conditions for a Special Use Permit for a Convalescent Care Facility are specified in the Town Center Development Standards. This application satisfies the requirements of Title 19.04.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      8

**ASSEMBLY DISTRICT**                      13

**SENATE DISTRICT**                              9

**NOTICES MAILED**                              54

**APPROVALS**                                      1

**PROTESTS**                                        0