



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 21, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-27026 - APPLICANT/OWNER: ANDERSON DAIRY, INC.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04 for Manufacturing, Heavy use.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-27024) and Rezoning (ZON-27025) shall be required.
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.

Public Works

5. Meet with Collection System Planning and Industrial Waste Sections of the City of Las Vegas to identify any sewer capacity limitations or pretreatment concerns. Comply with requirements prior to issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Manufacturing, Heavy (Bottling) Facility in an existing commercial/industrial development located adjacent to the northeast corner of Las Vegas Boulevard and Searles Avenue. This request would allow the existing buildings to be used for a heavy manufacturing facility for the bottling of water in the proposed C-M (Commercial/Industrial) zoning district.

The justification letter indicates that the applicant intends expand the current scope of their operations, dairy facility to adjacent to the north and east, into the two building located on the subject property. Sufficient on-site parking is adjacent to the buildings. The location is appropriate and Title 19 has no specific requirements for a Manufacturing, Heavy use; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/21/04	The City Council approved a Rezoning (ZON-3888) request to change multiple zoning districts, including the for subject site, from M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial) and C-V (Civic) to C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), R-3 (Medium Density Residential), and C-V (Civic) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) request to change the 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 Planning Commission and staff recommended approval.
04/24/08	The Planning Commission recommended approval of companion items GPA-27024 and ZON-27025 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #31/rts).
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to the site or request.	
<i>Pre-Application Meeting</i>	
02/04/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.

<i>Neighborhood Meeting</i>	
03/12/08	A neighborhood meeting was held at the Anderson Dairy, 801 Searles Avenue. No members of the public attended. Two representatives of the applicant and a staff member from the Planning and Development Department were in attendance.

<i>Field Check</i>	
3/21/08	The Department of Planning and Development conducted a site visit which found that the site is fully developed. Interior site maintenance and landscaping has generally been kept up although there was a small amount of trash and debris collected at the edges of the site at the perimeter fence.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Thrift Shop, Nonprofit and Warehouse	SC (Service Commercial) Proposed: LI/R (Light Industrial/Research)	C-1 (Limited Commercial) Proposed: C-M (Commercial/Industrial)
North	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
South	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)
East	Ice Cream Truck Center, Wholesale Food Distributor, and Ice Cream Parlor	LI/R (Light Industrial/Research)	C-M (Commercial / Industrial)
West	Banquet Facility and Social Service Provider	GC (General Commercial)	C-2 (General Commercial)
	Cemetery/Mausoleum	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails	X		Y
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 19.04 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	
Manufacturing, Heavy	38,900 SF	1 Space / 1,000 SF	37 Spaces	2 Spaces	70 Spaces	4 Spaces	Y
TOTAL (including handicap)	38,900 SF		39 Spaces		74 Spaces		Y

ANALYSIS

The subject property is located within the boundaries of the Southeast Sector Map of the General Plan. A proposed General Plan Amendment (GPA-27024), if approved, would allow an LI/R (Light Industrial/Research) land use designation. The proposed designation allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. The project proposes a light manufacturing facility for the bottling of consumer water products at the northeast corner of Las Vegas Boulevard and Searles Avenue. The proposed development is in compliance with the proposed LI/R (Light Industrial/Research) General Plan designation.

The parcel is within the boundaries of the Las Vegas Redevelopment Plan Area, with a LI/R (Light Industrial/Research) land use designation. The proposed use is in conformance with Redevelopment Plan policies that encourage investment by the private sector in redevelopment in this area of the City. The proposed development is in compliance with the LI/R (Light Industrial/Research) designation.

There is a Rezoning (ZON-27025) which proposes to change the sites zoning from C-1 (Limited Commercial) to C-M (Commercial/Industrial). The proposed C-M (Commercial/Industrial) zoning district is intended to be a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M (Commercial/Industrial) District is consistent with the LI/R (Light Industrial/Research) category of the General Plan.

A Manufacturing, Heavy use is defined as a facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses. This use includes any use which employs any of the following or similar types of processes:

1. Milling of grain.
2. Production of animal food, and the tanning of animal hides.
3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.
4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.
5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.
6. Production of items made from stone, clay, metal or concrete.
7. Tire recapping or retreading.
8. Production of items by means of the chemical processing of materials.

The proposed water bottling activity qualifies as a Manufacturing, Heavy use. To locate said use in a C-M (Commercial/Industrial) zoning district a special use permit must be approved by the City.

Minimum Requirements of Approval for a Manufacturing, Heavy use in a C-M (Commercial / Industrial) zoning district are:

- Pursuant to Title 19.04 there are no standard conditions that apply to the Manufacturing, Heavy use.

This Special Use Permit has been submitted in conjunction with a General Plan Amendment (GPA-27024) to change the land use designation to LI/R (Light Industrial/Research) and a Rezoning (ZON-27025) change to a C-M (Commercial/Industrial) zoning district. The proposed Manufacturing, Heavy use is appropriate for this area and there are no minimum requirements of approval per Title 19.04 to be met. Therefore, staff is recommending approval of this special use permit.

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 project is compatible with the proposed General Plan Designation and is located within an existing commercial structure. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The proposed Manufacturing, Heavy use will be located in an existing commercial building. There is not evidence of a physical constraint to the proposed use on the subject site.

- 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 receive access from Las Vegas Boulevard, a 100-foot Primary Arterial, and Searles Avenue, a 60-foot local collector, which are adequate in size to meet the requirements of the proposed Manufacturing, Heavy use.

- 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 Special Use Permit should not compromise public health, safety, or welfare as the proposed Manufacturing, Heavy use will be subject to regular inspections.

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

The proposed Manufacturing, Heavy use has no conditions per Title 19.04 other than the approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 70 by City Clerk

APPROVALS 2

PROTESTS 0