

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-28530 - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification of the Medical District Plan from MD-1 (Medical Support) to MD-2 (Major Medical) Special Land Use Designation on 17.49 acres at 1001 Shadow Lane.

The proposed amendment to MD-2 (Medical Support) is consistent with the MD-2 (Medical Support) designated uses to the north, northwest and west of the project site and the H (High Density Residential) designated use to the east; therefore, the proposal is an appropriate amendment for the subject site.

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 from: R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residential Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to: PD (Planned Development). The Planning Commission recommended approval.
06/19/02	The City Council approved a request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west, PD (Planned Development). The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
06/26/97	A building permit (#97013068) was issued for a monument sign with electrical at 1001 Shadow Lane. The permit expired on 12/26/97.
03/09/99	A building permit (#99004653) was issued for a sign at 1001 Shadow Lane. The permit expired on 10/30/99.
07/11/03	A building permit (#3014506) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 01/10/04.
08/26/03	A building permit (#3018449) was issued for a fire sprinkler permit at 1001 Shadow Lane. The permit expired on 06/19/04.

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11/24/03	A building permit (#3025032) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 08/21/04.
12/05/03	A building permit (#3025769) was issued for a fire permit fire alarm at 1001 Shadow Lane. The permit expired on 08/14/04.
07/19/04	A building permit (#4017981) was issued for fire permit fire alarm at 1001 Shadow Lane. The permit expired on 01/22/05.
02/14/05	A building permit (#35259) was issued for a sprinkler tenant improvement to the dental lab at 1001 Shadow Lane. The permit was finaled on 11/26/07.
05/05/05	A building permit (#42212) was issued for a fire alarm tenant improvement to lab B at 1001 Shadow Lane. The permit was finaled on 05/11/05.
06/28/05	A building permit (#45731) was issued for a fire sprinkler system physical therapy tenant improvement at 1001 Shadow Lane.
08/01/05	A building permit (#48086) was issued for a clean agent extinguishing system at 1001 Shadow Lane. The permit was finaled on 10/20/06.
08/23/05	A business license (#G99-00025-0-121665) was issued for a government, non-licensed facility at 1001 Shadow Lane.
08/26/05	A building permit (#49635) was issued for a fire alarm system for maintenance building C at 1001 Shadow Lane. The permit was finaled on 07/07/06.
08/30/05	A building permit (#49800) was issued for a fire alarm system for building B at 1001 Shadow Lane. The permit was finaled on 04/19/07.
09/15/05	A building permit (#50747) was issued for a fire sprinkler system for a dental theater at 1001 Shadow Lane. The permit was finaled on 08/29/06.
08/18/06	A building permit (#71219) was issued for the installation of an on-site fire line and 6" in-bldg riser (water distribution) for the advanced dental education building at 1001 Shadow Lane.
10/18/06	A building permit (#74645) was issued for a fire sprinkler system at 1001 Shadow Lane.
01/04/07	A building permit (#72205) was issued for a fire sprinkler system at 1001 Shadow Lane. The permit was finaled on 12/27/07.
03/20/07	A building permit (#80337) was issued for a fire sprinkler system for building 2 at 1001 Shadow Lane. The permit was finaled on 06/08/07.
05/04/07	A building permit (#85901) was issued for a fire alarm system for building B at 1001 Shadow Lane.
09/06/07	A building permit (#97294) was issued for a fire sprinkler system for room 121 at 1001 Shadow Lane.
02/06/08	A building permit (#107689) was issued for a fire sprinkler system at 1001 Shadow Lane.

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<i>Pre-Application Meeting</i>	
04/10/08	A pre-application meeting was held. The applicant was informed that the Major Modification request would require a neighborhood meeting, which they would be required to hold. The elements of the Site Development Plan Review and Vacation process were discussed as well as the submittal requirements for each application.
<i>Neighborhood Meeting</i>	
07/07/08	A neighborhood meeting will be held on Monday July 7, 2008 at 6:00 p.m. at the UNLV Shadow Lane Campus, Building B - Classroom B-2 located at 1001 Shadow Lane, Las Vegas, Nevada 89106.

<i>Field Check</i>	
07/01/08	A field check was made on site. The 17.49 acre site is currently populated with medical buildings, landscaped areas and parking lots. The current area where the proposed 66,200 square-foot, four-story building is located is a landscaped quad that connects the parking lots on the north and the east to Buildings A and B. The parking lot will be located in an undeveloped area of the site where an existing masonry wall and a number of mature trees will have to be removed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Dental School/ Research Facility	UMC (Las Vegas Medical District)	PD (Planned Development [MD-1 (Medical Office) Proposed: [MD-2 (Major Medical)]
North	Office/Bank/ Undeveloped Land	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) and MD-1 (Medical Support)]
South	Restaurant/School /Medical Office/ Church	O (Office)	C-1 (Limited Commercial) & R-E (Residence Estates)

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East	Restaurant/ Single-Family Residential /Multi-Family Residential	UMC (Las Vegas Medical District)	PD (Planned Development) [SC (Service Commercial) and HD (High Density Residential)]
West	Hospital/ Medical Office /Parking Garage	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical)]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		Y
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

ANALYSIS

The subject property is zoned PD (Planned Development) as part of the Las Vegas Medical District Plan. The Las Vegas Medical District was created to provide for the transitional development of the area bounded by Charleston Boulevard, Rancho Drive, Alta Drive, and Martin Luther King Boulevard. Focusing on the two principal uses, University Medical Center and Valley Hospital, the PD (Planned Development) plan document encourages medically oriented uses as well as supporting commercial and residential uses, developed in a pedestrian oriented manner.

The applicant is proposing a Major Modification of the Medical District Plan from MD-1 (Medical Support) to MD-2 (Major Medical). The Major Medical category is intended to allow the most intense development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

In addition to this Major Modification request, the applicant is proposing a Site Development Plan Review (SDR-28531) for a proposed four-story, 66,200 square-foot University Education and Administration Building addition to an existing university campus and a Vacation (VAC-28532) of Hastings Avenue.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 141

APPROVALS 0

PROTESTS 0