



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-33487 - APPLICANT: LUTHERAN SOCIAL SERVICES
OF NEVADA - OWNER: HARSCH INVESTMENT PROPERTIES - NEVADA, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-26576).
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 application is in response to a Required Review of an approved Special Use Permit (SUP-26576) for a Social Service Provider at 51 N. Pecos Road, Suite 109.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/08	The City Council approved a request for a Special Use Permit (SUP-26576) for a Social Service Provider at 51 N. Pecos Road, Ste 109. The Planning Commission recommended approval on 03/18/08.
<i>Related Building Permits/Business Licenses</i>	
c.1989	The building was constructed.
09/27/00	A business license (C11-05716) was issued for a Contractor at 51 N. Pecos Road, Ste 109. The license is still active.
12/20/02	A building permit (1022144) was issued for tenant improvements for a 3,650 square-foot Counseling Center at 51 N. Pecos Road, Ste 110. The permit was finalized on 02/08/02.
08/22/08	A business license (N41-00028) was issued for a Non-Profit Social Services Provider at 51 N. Pecos Road, Ste #109. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
03/05/09	Staff conducted a field check of the subject site and found no discrepancies with signage, packing or area surrounding the business.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices and Warehouse Complex	LI/R (Light Industry/Research)	M (Industrial)
North	Offices and Warehouse Complex	LI/R (Light Industry/Research)	M (Industrial)
South	Offices and Warehouse Complex	LI/R (Light Industry/Research)	M (Industrial)

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East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Offices and Warehouse Complex	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Spectrum	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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

This is the first Require Review of an approved Special Use Permit (SUP-26576) for a Social Provider at 51 N. Pecos Road, Suite 109. There have been no complaints from the surrounding neighborhood regarding the business, and staff found the area clean with no Title 19 violations noted. A business license (N41-00028) was issued on 08/22/08 for a Non-Profit Social Services provider, which is still active.

FINDINGS

The subject site is located in an M (Industrial) zoning district. There have been no complaints filed by businesses or residents regarding the service provided; therefore, staff recommends approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 229

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APPROVALS 1

PROTESTS 1