



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-34144 REQUIRED REVIEW APPLICANT: FOCUS IN SOUTHERN NEVADA - OWNER: METROPOLITAN COMMUNITY CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of approval of Special Use Permit (SUP-28130) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of a previously approved Special Use Permit (SUP-28130) for a Social Services Provider at 1140 Almond Tree Lane, Suite 306.

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-0029-97) from C-1 (Neighborhood Commercial Center) to C-1 (Limited Commercial) on properties located at 1100 and 1096 East Sahara Avenue; 3920, 3824, 3820, and 4000 East Sahara Avenue, and 2408 Las Verdes Avenue. The Planning Commission recommended approval on 04/24/97.
05/17/06	The City Council approved a request to change the Future Land Use (GPA-9219) designation to C (Commercial), MXU (Mixed Use), M (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 recommended approval on 04/13/06.
11/17/06	A Code Enforcement case (48077) was processed for a commercial building at 1140 Almond Tree Lane, Suite 303 allowing an individual to sleep at the location overnight. Code Enforcement closed the case on 11/30/06.
12/14/06	A Code Enforcement case (48629) was processed for an individual sleeping in a commercial building at 1140 Almond Tree Lane, Suite 303. Code Enforcement closed the case on 02/14/07.
10/10/07	A Code Enforcement case (58679) was processed for a power theft discovered by a Nevada Power Field Inspector at 1140 Almond Tree Lane, Suite 311. Code Enforcement closed the case on 10/18/07.
06/23/08	A Code Enforcement case (66955) was processed for graffiti on the back of the building at 1140 Almond Tree Lane. Code Enforcement closed the case on 06/25/08.
08/06/08	The City Council approved a request for a Special Use Permit (SUP-28130) for a Social Services Provider at 1140 Almond Tree Lane, Suite 306. Additionally, the City Council amended the conditions of approval to include a six (6) month required review, and limited the hours of operation to 9:00 a.m. to 6:00 p.m. Monday through Saturday. The Planning Commission recommended approval on 06/27/08.

<i>Related Building Permits/Business Licenses</i>	
03/02/95	A business license (Q07-00289) was issued for a Medical Firm at 1140 Almond Tree Lane, Suite 306. The license is still active.
11/14/00	A business license (C19-00224) was issued for a Contract Labor Service at 1140 Almond Tree Lane, Suite 308. The license is still active.
07/17/05	Plans were accepted (L-0007-05) and approved by the Planning and Development Department for tenant improvements at 1140 Almond Tree Lane. The project was completed 09/02/05.
10/18/07	A business license (A02-02077) was issued for Advertising/Publishing Services at 1140 Almond Tree lane, Suite 304. The license is still active.
11/12/08	A building permit (128153) was issued for a Non-Work Certificate of Occupancy at 1140 Almond Tree Lane, Suite 306. The permit was finalized on 11/18/08.
11/20/08	A business license (N41-00042) was issued for a Non-Profit Social Services Provider at 1140 Almond Tree Lane, Suite 306. The license is still active.
01/06/09	A building permit (131028) was issued for a gas test per Southwest Gas at 1140 Almond Tree Lane, Suite 306. The permit was finalized on 03/04/09.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.15

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices/Church	C (Commercial)	C-1 (Limited Commercial)
North	High School	PF (Public Facilities)	C-V (Civic)
South	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
East	Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)
West	Offices	C (Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (175 feet)	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

This is the first Required Review of an approved Special Use Permit (SUP-28130) for a Social Service Provider at 1140 Almond Tree Lane, Suite 306. During the scheduled City Council meeting on 08/06/08, the conditions of approval for the Special Use Permit were amended to include a required review in six (6) months, and a condition that limited the hours of operation from 9:00 a.m. to 6:00 p.m. Monday through Saturday.

Staff researched the subject site/suite for any problems filed against the business and found there were no current Code Enforcement cases, no neighboring business or residential complaints, and no recent problems documented by the Business Licensing Department for the Social Service Provider.

FINDINGS

The subject site is located in a C-1 (Limited Commercial) zoning district. During a field check of the site, staff found the area surrounding the building neat in appearance, with no trash or graffiti. There have been no complaints filed with Code Enforcement or the Business Licensing Department pertaining to the Social Service Provider; therefore, staff recommends approval of this request with no further reviews.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	217
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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