



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - TXT-34879 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Table 1 of the Las Vegas Medical District Plan, LVMD Permitted Uses, is hereby amended as follows:

	MD1	MD2	PO	SC	HD
<u>Hotel</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
<u>Hotel Suites</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
<u>Hotel, Residence</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>X</u>
Supper Club/Restaurant w/Service Bar	X ₋	X ₋	X	S	X

** In the MD-1 or MD-2 district, a Supper Club or Restaurant w/ Service Bar will only be permitted when incorporated into a Hotel; Hotel Suites; or Hotel, Residence larger office or apartment/condominium development.*

2. The Las Vegas Medical District Plan, Conditions for Specific Uses, is hereby amended as follows:

Eating Establishment (no alcohol)

- Drive-through facilities are not permitted.
- Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

General Personal Service

Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

General Retail Store

Permitted as an accessory use in a Hotel; Hotel Suites; or Hotel, Residence development or on the first floor of an office or apartment/condominium building.

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**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the Las Vegas Medical District Plan Table 1 LVMD Permitted Uses to introduce three lodging uses. The amendment proposes to allow the Hotel; Hotel Suites; and Hotel, Residence uses within the MD1 (Medical Support), MD2 (Major Medical) and SC (Service Commercial) Special Land Use Designations by means of a Special Use Permit. This request also modifies the Conditions for Specific Uses section of the plan to provide provisions for several conditional uses that are generally considered as ancillary to these temporary or short-term lodging uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/19/02	The City Council adopted the Las Vegas Medical District Plan to provide for safe, orderly, and manageable future and continued development that is pedestrian friendly in the Las Vegas Medical District which was established in 1997.
08/01/07	The City Council adopted Resolution R-57-2007 which adopted the updated Las Vegas Medical District Plan to provide clearer guidance and additional means of achieving the plans goals, policies, and objectives. The Planning Commission and staff recommended approval of the Text Amendment (TXT-20809) which was heard at the City Council as the referenced resolution number.
08/13/09	The Planning Commission held this item in abeyance at the request of staff.

The Las Vegas Medical District Plan establishes the list of permitted uses in the PD (Planned Development) District established for the Las Vegas Medical District as adopted within the Las Vegas 2020 Master Plan. The plan establishes five sub-districts. The three identified as appropriate for the uses proposed by this amendment include:

- MD2 (Major Medical), which is intended to allow the most intense development within the plan area. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development;
- MD1 (Medical Support), which is intended to allow less intense development within the plan area. It is designed to allow medical, medically-related, office, and professional uses; and
- SC (Service Commercial), which is intended to allow low to medium density retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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ANALYSIS

The purpose of the Las Vegas Medical District Plan is to create a regional medical district which will provide a complete range of medically-related services and their supporting uses. As such, the plan de-emphasizes residential uses by not allowing new single-family development and only allowing new apartment and condominium dwellings if they meet certain conditions or are located at the plan areas eastern edge. The plan does not include any allowances for temporary or extended stay lodging uses.

Several plan goals indicate that future development in the plan area should be people-oriented and have convenient, safe and pleasant pedestrian circulation. To this end a number of objectives and policy statements were developed to address these goals. These statements have translated into requirements for streetscape standards, pedestrian scale building heights and articulation, and lighting and amenities geared towards pedestrians. The proposed amendment would further these goals, objectives and policy statements by adding an additional link in the supporting services portion of the plans purpose. By making provisions for the future development of temporary and extended stay lodging facilities, the plan will allow for visiting faculty, physicians, and patient visitors to have lodging opportunities within proximate walking distances to established and future medical-related services within the plan area. The amendment proposes to add three lodging uses, defined by Title 19, as follows:

- **Hotel** - A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase temporary lodging refers to a rental period with a normal duration of no more than one week.
- **Hotel Suites** A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase temporary lodging refers to a rental period with a normal duration of no more than one week.
- **Hotel, Residence** A multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

The first two, Hotel and Hotel Suites, will accommodate those visitors to the district who need accommodations for just a short period of time. For visitors that need to stay for extended periods, the Hotel, Residence use provides an option that will afford them the ability to stay close to the hospitals and clinics within the district without needing to make short-term rental or lease arrangements or commuting from other areas of the valley where extended stay lodging is presently available.

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The development of temporary and extended stay lodging has the potential to reduce vehicular traffic coming into and out of the plan area, increase pedestrian activity as visitors walk between their lodging location and the medically-related services and their supporting uses in the area and help achieve the goal of the plan for the area to be a major regional medical district.

The Special Use Permit process provides additional opportunity above the applicable design standards to ensure a higher level of compatibility with neighboring development and the goals of the plan and is proposed to be required for any proposed development of these uses. The amendment also modifies the Table 1 footnote and Conditions for Specific Uses section to allow the Supper Club/Restaurant w/Service Bar; Eating Establishment (no alcohol); General Personal Service; and General Retail Store uses to be considered as accessory uses when in a Hotel; Hotel Suites; or Hotel, Residence development. Staff finds that the proposed amendment furthers the goals, objectives, and policy statements of the Las Vegas Medical District Plan and therefore recommends approval of this amendment.

FINDINGS

The proposed text amendment will achieve the following:

- Add the Hotel; Hotel Suites; and Hotel, Residence uses (as defined by Title 19) to the list of permitted uses as a Special Use Permit;
- Amend various ancillary use conditions so that they are permitted within developments of the proposed lodging uses; and
- Support Goals 1, 2, and 3 by providing the opportunity for temporary and extended stay lodging proximate to the hospitals and clinics within the district, thus affording visiting faculty, physicians and patients and their families the chance to stay within walking distance. The inclusion of these uses will make the district more people-oriented, require fewer vehicle trips, and provide more opportunity for pedestrian activity.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Medical District Plan Table 1 LVMD Permitted Uses	• No provisions for any lodging uses	• Hotel; Hotel Suites; and Hotel, Residence uses added as permitted by means of a Special Use Permit within the MD1 (Medical Support), MD2 (Major Medical) and SC (Service Commercial) special land use categories • Supper Club/Restaurant w/Service Bar footnote updated to include provisions for the use as an ancillary use when part of a development of one of the new lodging uses

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Code Requirements	Existing Regulations	Proposed Regulations
Las Vegas Medical District Plan Conditions for Specific Uses	Conditional Standards provided for the Eating Establishment (no alcohol), General Personal Services, and General Retail Store uses to be allow as accessory uses in certain developments within the MD1 and MD2 districts	Condition entries updated to include provisions for the use as an ancillary use when part of a development of one of the new lodging uses

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0