



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-39804	Staff recommends APPROVAL, subject to conditions:	
SUP-39801	Staff recommends APPROVAL, subject to conditions:	VAR-39804

** CONDITIONS **

VAR-39804 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39801) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-39801 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for A Cleaners, Commercial/Industrial use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39804) shall be required.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Prior to the issuance of any building permits, coordinate the connection of this site to public sewer with the Collection Systems Planning Section of the Department of Public Works to determine if there are any capacity related issues for the discharge of wastewater from this facility.
9. Prior to submittal of construction drawings or occupancy of this site, whichever may occur first, contact the Environmental Compliance Section of the Department of Public Works at 229-6594 to determine environmental pre-treatment requirements. Comply with the requirements of the Environmental Compliance Section.

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to locate a 50,600 square-foot Cleaners, Commercial/Industrial business in the westerly portion of a 141,419 square-foot building in the Las Vegas Technology Center at 7350 Prairie Falcon Road. The use is permitted in the center with an approved Special Use Permit. This proposal also requires a Variance for parking to allow zero spaces where 44 additional spaces are needed. Evidence has been provided that the site can accommodate the proposed use, and will not negatively impact the existing uses on site or in the surrounding area. Therefore, staff recommends approval, with conditions. If denied, the business would not be permitted to operate at this location.

ISSUES

- A Cleaners, Commercial/Industrial Use is permitted in a C-PB (Planned Business Park) with the approval of a Special Use Permit.
- A Variance is required for reduced parking to allow no additional spaces where 44 are required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/05/84	The City Council approved Annexation (A-0015-84) for land between Buffalo Drive/Cheyenne Avenue/Lorenzi Boulevard/Smoke Ranch Road. The Planning Commission and Staff recommended approval.
11/20/85	The City Council approved Rezoning (Z-0068-85) from N-U (Non Urban) to C-PB (Planned Business Park) for 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
04/03/91	The City Council approved a Review of Condition [Z-0068-85(4)] to remove Condition One of Z-0068-85 that required a screen wall on the north perimeter of 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
03/30/99	The Planning & Development Department provided a Zoning Verification Letter [Z-0068-85(3)] for 7350 Prairie Falcon Road.

Staff Report Page Two
November 18, 2010 - Planning Commission Meeting

01/19/00	The City Council approved Site Development Plan Review [Z-0068-85(51)] for a 90,819 square-foot addition at 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
08/19/09	The City Council approved Variance (VAR-34603) to allow 176 parking spaces where 331 are required for a Commercial Recreation/Amusement (Indoor) use at 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership

11/05/07	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

05/04/99	A Building Permit (#99008492) was issued for a Non-Work Certificate of Occupancy. It was finalized on 05/07/99.
03/14/01	A Building Permit (#1004189) was issued for a Tenant Improvement Certificate of Occupancy. It was finalized on 09/27/02.
12/04/09	A Business License (A06-00019) was issued for an Amusement Park at 7350 Prairie Falcon Road. The license is currently active.
12/04/09	A Business License (R05-00660) was issued for a Snack Bar, Take Out Only at 7350 Prairie Falcon Road. The license is currently active.
12/17/09	A Business License (C08-01917) was issued for a Coin Amusement Machine at 7350 Prairie Falcon Road. The license is currently active.

Pre-Application Meeting

09/24/10	Staff reviewed the application requirements for a Cleaners, Commercial/Industrial use and noted the following: • A Variance for parking is required due to the increased parking requirement for the proposed use; • A Special Use Permit will be required; • For any exterior changes to the site, a letter of approval from the Las Vegas Technology Architectural Review Committee is required prior to submittal of materials to the City. A copy of this letter will also be required at time of submittal for any required building permits.
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Neighborhood Meeting

A neighborhood meeting is not required for this application, nor was one held.
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Staff Report Page Three
November 18, 2010 - Planning Commission Meeting

Field Check	
10/15/10	Staff inspected the property and found it to be well maintained.

Details of Application Request	
Site Area	
Gross Acres	7.55

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Post Office, Local Service	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Private Park	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Technology Center	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four
November 18, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Tenaya Way (Secondary Collector)	Master Plan of Streets and Highways	80	Y
Prairie Falcon Road	N/A	60	N/A
Crimson Canyon Drive	N/A	60	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Indoor)	45,098 SF	1 per 200 S.F.	226				
Warehouse (Existing)	96,321 SF	1 per 1,000 S.F.	97				
Warehouse (To Be Removed)	(-50,600) SF	1 per 1,000 S.F.	-51				
Cleaners, Commercial/ Industrial (Proposed)	50,600 SF	1 per 500 plus 5	107				
TOTAL SPACES REQUIRED			379		188		N
Regular and Handicap Spaces Required			371	8	181	7	N
Loading Spaces	141,419	3 for first 50,000 S.F. then 1 for each 100,000 or fraction thereafter	4		12		Y
Percent Deviation (VAR only)			41%				

Staff Report Page Five
November 18, 2010 - Planning Commission Meeting

ANALYSIS

The site contains a 141,419 square-foot building, 45,098 square feet for a Commercial Recreation/Amusement (Indoor) Facility and the remaining 96,321 square feet utilized for warehouse space. A previously approved Variance (VAR-34603) was required to allow 176 parking spaces where 331 were required at the time that the recreational facility was established. Upon further review, it has been determined that the previous variance is inconsistent with current site conditions, and that 188 parking spaces are available on site, as verified by staff during a site visit. In addition, handicap parking required for the site was incorrectly added to the overall total required. Therefore, the change in use for 50,600 square feet of warehouse to commercial cleaners results in a net increase in required parking by 44 spaces.

The previous Variance approval was based on the use of the facility as a Commercial Recreation Facility (Indoor), with a parking requirement of one space per 200 square feet of gross floor area. The majority of the floor area is race track, with limited access. A submitted parking demand analysis for a similar 32,771 race track located in Murrieta, California indicated a peak parking demand of 44 spaces, well below the 64 spaces required for that location.

In addition, the applicant states that no more than 15 employees will be present on any shift and that many of them are expected to utilize public transportation. A bus stop is located on Tenaya Way, immediately to the east of the subject site. Approximately two-thirds of the floor space will be occupied by cleaning equipment. Furthermore, no traffic or parking issues have been reported on the site since the previously approved parking Variance. Parking for delivery vehicles can be accommodated within the loading dock area, which is not included in the number of parking spaces for the site. Deliveries for the proposed use will take place overnight, and will not conflict with the normal business hours of the existing uses.

For these reasons, staff supports the Variance and Special Use Permit requests, and recommends approval, with conditions.

FINDINGS (VAR-39804)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Staff Report Page Six
November 18, 2010 - Planning Commission Meeting

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

Evidence has been provided that the site can accommodate the proposed use, and will not negatively impact the existing uses on site or in the surrounding area.

FINDINGS (SUP-39801)

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 proposed Cleaners, Commercial/Industrial Use can be conducted in a manner that is harmonious and compatible with the uses in the existing shopping center and with the uses on adjacent properties.

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

The subject site is physically suitable for the type and intensity of the proposed use.

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 is located within the center of the Las Vegas Technology Center and adjacent to three public streets. These streets provide adequate access to and from the subject property.

Staff Report Page Seven
November 18, 2010 - Planning Commission Meeting

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 the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

The proposed use complies with the Minimum Special Use Permit requirements. There are no distance separation requirements for Cleaners, Commercial/Industrial Use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0