

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: MAY 10, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41319	Staff recommends APPROVAL.	

**** CONDITIONS ****

EOT-41319 CONDITIONS

Planning

- 1.This Site Development Plan Review (SDR-34997) shall expire on 08/13/12 unless another Extension of Time is approved.
- 2.Conformance to the conditions of approval of the Site Development Plan Review (SDR-34997) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a one-year Extension of Time of a previously approved Site Development Plan Review (SDR-34997). The applicant proposes to replace an existing Temporary Parking Lot with a permanent 248-space Parking Lot. The applicant has requested the extension of time for two years due to difficult economic conditions that persist in Las Vegas. Staff concurs, but for one year only and recommends approval contingent on proceeding with development of the site in conformance to the approved entitlements at that time. If denied, permits must be pulled for construction before August 12, 2011 or another Site Development Plan Review must be approved prior to the development or use of the 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 a Rezoning (Z-0020-97) from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment District), R-E (Residence Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres located between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval on 04/24/97.
06/19/02	The City Council approved a request for a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to update and revise the plan, as a 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. The Planning Commission and staff recommended approval on 04/11/02.
07/01/02	The Planning Commission approved a request for a Minor Site Development Plan Review [Z-0020-97(36)] to allow the reconfiguration of the parking lots within the Clark County Pinto Campus on approximately 11.6 acres generally located between Alta Drive, Shadow Lane and Desert Lane.
11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-3054) and Waivers of the Medical District Standards for a proposed Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street.
	The City Council approved a request for a Petition to Vacate (VAC-3057) Valerie Street, generally located east of Tonopah Drive. The Planning Commission and staff recommended approval of the requests on 10/23/03.

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01/18/06	The City Council approved a request for a Special Use Permit (SUP-10124) for a Helipad at 620 Shadow Lane. The Planning Commission and staff recommended approval of the request.
02/04/09	The City Council approved a request for a Required Review (RQR-32084) of an approved Site Development Plan Review (SDR-3054) for a Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres at the northwest corner of Tonopah Drive and Valerie Street. The Planning Commission and staff recommended approval of the request.
08/13/09	The Planning Commission approved a request for a Site Development Plan Review (SDR-34997) and Waivers of the Medical District Standards for a proposed Parking Lot on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street. Staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
10/20/04	A Building Permit (#4020695) was issued for site electrical for the parking lot. The permit was finalized on 10/20/04.
10/20/04	A Building Permit (#4020696) was issued for on-site improvements for a parking lot, which included a block wall. The permit was finalized on 07/28/05.

<i>Pre-Application Meeting</i>
A Pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
03/31/11	Staff visited the site and found a temporary parking lot that had signage designating the parking for staff only. The majority of the parking lot was empty with cars parked on the eastern portion only.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.42 acres

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<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Temporary Parking Lot	MD-1 (Medical Support)	PD (Planned Development)
North	Offices	MD-1 (Medical Support)	PD (Planned Development)
South	Parking Lot	MD-2 (Major Medical)	PD (Planned Development)
East	Hospital	MD-2 (Major Medical)	PD (Planned Development)
West	Condominiums	P-O (Professional Office)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Las Vegas Medical District	X		N
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
A-O Airport Overlay District	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

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Medical District Plan and Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Approved per SDR-34997</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	42 Trees	30 Trees	Y
Street Trees	1 Tree/30 Linear Feet	16 Trees	16 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	86 Trees	76 Trees	Y
TOTAL		144 Trees	122 Trees	Y
Min. Zone Width	6 Feet		3 Feet	Y
Wall Height	3 Feet adjacent to R.O.W.		2.5 Feet	Y

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Pursuant to the Las Vegas Medical District Plan, the following standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Tonopah Drive	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<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	
Parking Lot, Commercial			0	0	241	7	
TOTAL					248		N/A

ANALYSIS

This is the first request for an Extension of Time for the subject Site Development Plan Review (SDR-34997), which was approved by the Planning Commission on 08/13/09. The applicant has consolidated the original seven parcels into one as required. The site is currently being utilized as a parking lot without the full requirements being installed. The applicant is requesting the extension due to difficult economic conditions. There have been no documented objections from the public regarding the existing temporary parking lot. Staff supports the request and recommends approval.

FINDINGS

The subject site remains in a similar condition as to the original approval and continues to be used as a temporary parking lot. There have been no notable changes to the surrounding land uses since the Site Development Plan Review was originally approved. Approval of this request will allow the applicant additional time to construct the proposed permanent parking lot. Staff has no objection to this request for an Extension of Time.

YK

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0