



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: BRIDGE COUNSELING ASSOCIATES - OWNER:
ALTA QUAIL, LP

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-42006	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-42006 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review [Z-0033-88(4)].
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.
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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 16,576 square-foot Social Service Provider use at 1640 Alta Drive, Suite #4. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Social Service Provider use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Social Service Provider use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/18/88	The City Council approved a request for Rezoning (Z-0033-88) from R-1 (Single Family Residence) and R-4 (High Density Residential) to R-3 (Medium Density Residential) as part of a larger request on the property located on the north side of Alta Drive between Highland Drive and Shadow Lane. The Planning Commission and staff recommended approval.
10/20/93	The City Council approved a request for a Site Development Plan Review [Z-0033-88 (4)] for a proposed Office Building located on the north side of Alta Drive, approximately 523 feet west of Martin Luther King Boulevard. The Planning Commission and staff recommended approval.
07/12/11	The Planning Commission will hear a request for a Special Use Permit (SUP-41921) for a proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use at 1640 Alta Drive, Suite #4.

<i>Most Recent Change of Ownership</i>	
05/07/96	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
03/04/94	A building permit (#94321635) was issued for an Office Building at 1640 Alta Drive. The permit was finalized on 10/18/94.
05/26/94	A building permit (#94333509) was issued for a Carport at 1640 Alta Drive. The permit was finalized on 08/25/94.
09/09/96	A building permit (#96018304) was issued for Tenant Improvement for Office, Other than Listed at 1640 Alta Drive, Suite #4. The permit was finalized on 11/22/96.
06/05/02	A business license (B20-00411) was issued for Business Support at 1640 Alta Drive, Suite #4. The license was marked out of business 05/08/11.
10/17/06	A building license (Q17-00188) was issued for Court Reporting Firm at 1640 Alta Drive, Suite #4. The license is currently active.

<i>Pre-Application Meeting</i>	
05/17/11	A pre-application meeting was held with the applicant, where the submittal requirements for Special Use Permit for a proposed Social Service Provider use. The Special Use Permit request will be a change of location from 1701 West Charleston Boulevard to 1640 Alta Drive, Suite #4. The proposed use will occupy most of the building at the new location from Suites # 1 through 10.

<i>Neighborhood Meeting</i>	
07/07/11	A neighborhood meeting will be held at 6:30 p.m. at 1701 West Charleston Boulevard, Suite #400.

<i>Field Check</i>	
06/06/11	A site visit by staff noted that the office building and property are well maintained. The suites for the proposed use are currently vacant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.0

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Child Care Center	LVMD (Las Vegas Medical District)	PD (Planned Development)
	Parking Lot	LVMD (Las Vegas Medical District)	PD (Planned Development)
East	Government Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (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

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Alta Drive	Primary Arterial	Master Plan of Streets and Highways	80	N*

*Per Master Plan of Streets and Highways, the street width is 100 feet.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse (Proposed)	16,576 SF	1/300 SF	56				
Office, Other than Listed (Existing)	(-16,576) SF	1/300 SF	-56				
Office, Other than Listed	5,192 SF	1/300 SF	18				
TOTAL SPACES REQUIRED			74		103	Y	
Regular and Handicap Spaces Required			71	3	98	5	Y

ANALYSIS

The subject property is located in an Airport Overlay District with 175-foot height restrictions. The proposed use would not have a negative impact relating to the Overlay District. The applicant is proposing to locate a Social Service Provider use, within an existing 21,768 square-foot single story building at 1640 Alta Drive, Suite #4, and the proposed use will occupy 16,576 square feet of office space.

The applicant is currently operating at 1701 West Charleston Boulevard, Suite #400 with an active business license (N35-0004). The proposed use requires an approval of a Special Use Permit at 1640 Alta Drive, Suite #4, in order to obtain a business license for a change of location. The applicant provides supportive services to clients with substance abuse and mental health treatment to adults and adolescents who are self-referred, school-referred and are court mandated. Also, they offer comprehensive mental health, child, family and parenting services. The applicant provides comprehensive vocational assessment, individualized vocational program planning, job training and job search services. The proposed Social Service Provider use employs 37 people and will serve 546 clients monthly. There were no service calls

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to the Las Vegas Metropolitan Police Department and there were no Code Enforcement cases at both locations. The proposed Social Service Provider meets the definition pursuant to Title 19.18.020 and there are no Minimum Special Use Permit Requirements. The proposed use can be conducted in a manner that is harmonious and compatible with the existing uses and surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41921)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 Social Service Provider use will be located within an existing office building. The proposed use can be conducted in a manner that is harmonious and compatible with the uses at the existing site 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 Social Service Provider 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.

Site Access to the property is provided from Alta Drive. This street is sufficient in size to accommodate the needs of the proposed use.

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 a Special Use Permit for this use will not compromise the public, health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

5.The use meets all of the applicable conditions per Title 19.12.

There are no minimum use requirements for a Social Service Provider use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 72

APPROVALS 0

PROTESTS 0