



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 21, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: G3 LABS, LLC - OWNER: DESERT INN
PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-56658	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-56658 CONDITIONS

Planning

1. The alternative parking demand analysis date stamped 10/23/14 is hereby approved. The alternative parking standard is valid for the duration of the Laboratory, Medical or Dental use at the site. The alternative parking standard shall expire, when this use ceases to operate on the site.
2. To allow eight parking spaces, where 21 parking spaces are required for a Laboratory, Medical or Dental use is hereby approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

YK

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to locate a Laboratory, Medical or Dental use within an existing 5,400 square-foot commercial building at 3216 and 3220 Procyon Street. The use is permissible in the M (Industrial) zone; however, the proposal does not comply with the minimum parking requirements. The applicant is requesting relief via a Special Use Permit for an Alternative Parking Standard to allow eight parking spaces where 26 are required. Since the use will not generate any customer traffic onsite and have fewer than ten employees, staff recommends approval. If denied, the proposed Laboratory, Medical or Dental use could not be located on the site.

ISSUES

- A Special Use Permit is needed to allow eight parking spaces, where 26 are required for a proposed Laboratory, Medical or Dental use under the Alternative Parking Standard-Parking Demand Analysis. Staff supports the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/09/14	The Planning Commission unanimously voted to recommend APPROVAL of a Special Use Permit (SUP-56658) for AN ALTERNATIVE PARKING STANDARD TO ALLOW EIGHT PARKING SPACES WHERE 26 SPACES ARE REQUIRED FOR A PROPOSED LABORATORY, MEDICAL OR DENTAL USE at 3216 and 3220 Procyon Street.

<i>Most Recent Change of Ownership</i>	
01/17/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/26/05	A business license (#123479) for Medical Supply was issued for 3216 Procyon Street. The license was marked inactive on 06/30/14.
05/21/13	A business license (#165456) for Business Consulting was issued for 3220 Procyon Street. The license was marked inactive on 09/28/14.

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<i>Pre-Application Meeting</i>	
09/24/14	Staff met with the applicant and suggested a Special Use Permit for an Alternative Parking Standard be used in order for a Laboratory, Medical or Dental use to be located on the site. A remapping action would also be required.

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

<i>Field Check</i>	
10/30/14	Staff visited the site and found a secure, vacant commercial building. The site had eight parking spaces that needed to be restriped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.22

<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	Vacant	LI/R (Light Industrial, Research)	M (Industrial)
North	Office/Warehouse	LI/R (Light Industrial, Research)	M (Industrial)
South	Office/Warehouse	LI/R (Light Industrial, Research)	M (Industrial)
East	Office/Retail/Warehouse	LI/R (Light Industrial, Research)	M (Industrial)
West	Office/Warehouse	LI/R (Light Industrial, Research)	M (Industrial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - 175 Feet	Y

YK

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	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>
Procyon Street	Local	Planned Streets and Highways Map	60	Y

Pursuant to Title 19.08 and 19.12, 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	
Laboratory, Medical or Dental	4,675 SF	1/200 SF up to 2,000 SF Than 1/175 SF	26				
TOTAL SPACES REQUIRED			23		8		N
Regular and Handicap Spaces Required			26	3	6	2	N

ANALYSIS

Currently the site consists of one building, on two separate parcels with the property line dividing the building in half. The applicant is proposing to remap the properties into one and open a Laboratory, Medical or Dental use on the property. The use is permitted in the M (Industrial) zone; however, the proposal does not comply with minimum parking requirements.

The site has eight existing parking spaces located in the front of the building with two designated for handicap parking. An additional six spaces are located within the two warehouse areas of the enclosed building via roll-up doors off the parking lot. However, the spaces within the warehouses do not count for required parking per Title 19. A Laboratory, Medical or Dental use

YK

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requires 26 parking spaces under Title 19.12. The applicant has submitted an Alternative Parking Demand Analysis that substantiates a reduced number of parking spaces. The primary justification for the reduced parking is based on the fact that no customers will be visiting the site. All specimens will be picked-up and brought to the lab by an employee. A total of seven employees are projected for this project with up to three additional employees once the business grows. The existing eight parking spaces will meet this demand for this specific use. A condition has been added for the alternative parking demand to expire when a Laboratory, Medical or Dental use is no longer in business on the site.

Staff supports this request and recommends approval.

FINDINGS (SUP-56658)

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 Laboratory, Medical or Dental use is permissible in the M (Industrial) zoning district and can be conducted in a manner that is compatible and harmonious with the existing surrounding land uses.

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

Although the proposed use is appropriate for the commercial/industrial site, the proposal cannot adhere to minimum parking requirements as outlined by Title 19.12. The submitted parking demand analysis substantiates a reduced number of parking spaces required and therefore, the intensity of land use is acceptable.

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 is provided by Procyon Street, a 60-foot wide local street. This is adequate to meet the use proposed for the site.

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.

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Approval of the Special Use Permit will not compromise the public health safety and general welfare.
The use will be subject to regular inspections and is subject to licensing restrictions.

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

Aside from the parking deviation that is requested with this application, all other requirements are being met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 45 (By City Clerk)

APPROVALS 1

PROTESTS 0