



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-66109	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

VAC-66109 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of Riley Street bounded by the proposed cul-de-sac on the north, the 215-beltway on the south and the west property line of Assessor Parcel #125-20-803-002 on the east.
2. This Vacation shall record immediately prior to the recordation of Parcel Map PMP-65735
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is petitioning to vacate a triangular shaped portion of Riley Street that was made excess after the dedication of a cul-de-sac at the end of Riley Street.

ANALYSIS

The Department of Public of Works presents the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
- Uniform as it will serve to vacate excess right-of-way which will in turn, provide a smooth cul-de-sac bulb.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
- No as it is an unused portion of Riley Street, which dead ends at the beltway.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels?
- Yes, a congregate care facility, SDR-63116.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements?
- No.*
- G. Does the Department of Public Works have an objection to this vacation request?
- No.*

Staff is recommending approval of this application with conditions.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. for adjacent APN 125-20-803-002</i>	
06/06/12	The City Council approved a request for a Major Modification (MOD-44703) of the Montecito Town Center Development Agreement to add 1.99 acres to the overall plan under the Mixed Use Commercial Special Land Use Designation northeast corner of Riley Street and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-44701) for a Congregate Care Facility at the southeast corner of Riley Street and Rome Boulevard. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-44700) for a proposed single-story 70,539 square-foot Congregate Care Facility with 60 Convalescent Care beds and 34 Assisted Living Units with Waivers of the Town Center Development Standards to allow none of the building to be built to the front setback line where a minimum of 80 percent is required and a zero-foot corner side yard setback where 15 feet is required; a Waiver of Montecito Town Center Development Standards to allow a service area to be located within public view and without screening where such is not allowed; and a corresponding request for encroachment into the Rome Boulevard and Riley Street rights-of-way at the southeast corner of Riley Street and Rome Boulevard. The Planning Commission recommended approval and staff recommended denial.
04/20/16	The City Council approved an appeal of the approval by the Planning Commission of a request for a Special Use Permit (SUP-63115) for a proposed Congregate Care Facility at the southeast corner of Riley Street and Rome Boulevard. Staff recommended approval.
	The City Council approved an appeal of the approval by the Planning Commission of a request for a Site Development Plan Review (SDR-63116) for a proposed 41,756 square-foot, 72 bed Congregate Care Facility with a Waiver of the Town Center Development Standards to allow none of the building to be built to the front setback line where a minimum of 80 percent is required at the southeast corner of Riley Street and Rome Boulevard. Staff recommended approval.
07/19/16	A Parcel Map (PMP-65735) was submitted for a Technical Review of a Two-Lot Parcel Map on 3.97 acres at the southeast corner of Riley Street and Rome Boulevard.

<i>Related Building Permits/Business Licenses for adjacent APN 125-20-803-002</i>	
07/27/16	A plan check application (#65905) was submitted for a Nursing Home with on-sites at 8565 West Rome Boulevard.

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<i>Pre-Application Meeting</i>	
08/03/16	Staff conducted a pre-application meeting where the submittal requirements for a right-of-way petition to vacate were discussed.

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

<i>Field Check</i>	
09/01/16	Staff performed a routine field check where the triangular portion of Riley Street to be vacated was observed.

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Northwest Open Space Plan	Y
Centennial Hills Sector Plan	Y
<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)	N/A
Project of Regional Significance	N/A