

*City of Las Vegas*

**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT: WLB GROUP, INC - OWNER: SOUTHERN NEVADA HEALTH DISTRICT**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0330-VAC1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      26

**NOTICES MAILED**                                              5

**PROTESTS**                                                      N/A

**APPROVALS**                                                    N/A

**\*\* CONDITIONS \*\***

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**24-0330-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the Public Sewer and Drainage Easements generally at the northwest corner of Martin Luther King Boulevard and Wellness Way, on Assessor Parcel Number 139-33-402-031.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be granted, if recommended by the approved Drainage Plan/Study consecutively with the Order of Vacation.
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, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Vacation 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 Director of Community Development, then approval will terminate and a new petition must be submitted.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to vacate the Public Sewer and Drainage Easements generally at the northwest corner of Martin Luther King Boulevard and Wellness Way at 700 South Martin Luther King Jr. Boulevard.

**ANALYSIS**

The subject site is a public health laboratory zoned T6 UG-L (T6 Urban General Zone - Limited) with the FBC (Form Based Code) land use designation. The site is subject to 19.09 Form-Based Code Standards. The T6 UG-L (T6 Urban General Zone - Limited) sub-zone provides the same building form as the T6-UG Zone, with the following exception: the minimum allowed building height is one story, and the maximum allowed building height is 14 stories.

The existing easement location is in conflict with the location of a new lab building proposed in the southwest corner of the site. This Vacation (24-0330-VAC1) is requested to vacate the Public Sewer and Drainage easements generally at the northwest corner of Martin Luther King Boulevard and Wellness Way. Staff has no objection to the Vacation application request and recommends approval.

**FINDINGS (24-0330-VAC1)**

Staff has no objection to the Vacation application request to the Public Sewer and Drainage Easements generally at the northwest corner of Martin Luther King Boulevard and Wellness Way and is recommending approval of the request. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved. It is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest.

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### BACKGROUND INFORMATION

<b>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</b>	
08/09/01	The Planning Commission approved a Site Development Plan Review (Z-0020-97[34]) for a 14,797 square-foot warehouse at 700 Desert Lane. This site was later re-addressed to 700 South Martin Luther King Jr Boulevard.
1/16/19	The City Council approved a rezoning (ZON-73549) of the Las Vegas Medical District to Form-Based Code, and specifically rezoned this site to T6-UG-L (T6 Urban General Limited).

<b>Most Recent Change of Ownership</b>	
08/31/98	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
2003	The medical laboratory buildings were constructed at 700 South Martin Luther King Jr Boulevard.
07/24/24	A building permit (L24-01556) was processed in for site improvements related to a lab addition at 700 South Martin Luther King Jr Boulevard. This permit has not been issued.

<b>Pre-Application Meeting</b>	
06/17/24	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.

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

<b>Field Check</b>	
07/03/24	During a routine Site Visit staff observed the medical laboratory building with no concerns to note.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	1.47

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Warehouse / Medical Laboratory	Form-Based Code	T6-UG-L (T6 Urban General Limited)
North	Hospital	Form-Based Code	T6-UG-L (T6 Urban General Limited)
South	Public Park	Form-Based Code	T6-UL (T6 Urban General)
East	Interstate 15	Right of Way	Right of Way
West	Medical Offices	Form-Based Code	T6-UL (T6 Urban General)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Las Vegas Medical District	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3 (Las Vegas Medical District)	Y
LW-O (Live/Work Overlay) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	N/A
Interlocal Agreement	Y
Project of Significant Impact	N/A
Project of Regional Significance	N/A