



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 12, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-11676 - APPLICANT/OWNER: BELL REAL ESTATE, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 04/07/06, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow no building step-back where a five-foot step-back is required at the fourth floor.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the required streetscape treatment as outlined by Section DS4 of the Downtown Centennial Plan. A five-foot landscaped amenity zone and an 11-foot wide sidewalk are required along Industrial Road. The amenity area shall be planted with a minimum of 25-foot tall Palm Trees located a maximum of 35 feet on-center. Shade trees may be provided in double or single rows between palm trees if desired.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Coordinate with the City Engineers office for information regarding the possible future widening of Industrial Road; comply with the recommendations of the City Engineer.
16. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 25,906 square-foot Auto Repair Garage (Major), a 1,208-space parking garage, and a Waiver of the Downtown Centennial Plan stepback requirement on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road .

The applicant has submitted revised plans which increase the size of the auto repair garage to 41,777 square feet. This revision was noted in a new notification which was sent to surrounding property owners.

EXECUTIVE SUMMARY

The site plan depicts a six-story 401,140 square-foot parking structure with a 41,777 square-foot Auto Repair Garage (Major) on the ground floor. The Auto Repair Garage (Major) use is Conditional in the M (Industrial) zoning district, and this proposal in compliance with all required conditions. The proposed parking structure is a permitted use.

The Downtown Centennial Plan requires a five-foot landscaped amenity zone and an 11-foot sidewalk on the subject property along Industrial Road. A condition of approval has been included to ensure compliance with the Downtown Centennial Plan streetscape standards.

A Waiver from the Downtown Centennial step-back requirement has been requested and is recommended.

With the approval of the requested waivers and conformance with the included conditions of approval, the site is will be consistent with Title 19 and the Downtown Centennial Plan. The proposal is recommended as the proposed uses are appropriate for an industrial area and are compatible with surrounding development.

BACKGROUND INFORMATION

A) Related Actions

10/18/95 The City Council approved the Special Use Permit (U-105-95) for the 12-foot x 24foot Off-Premise Advertising (Billboard) Sign on this site subject to a five-year review.

- 12/06/00 The City Council approved a Required Review [U-105-95(1)] for the 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign on this site subject to a five-year review. Staff and the Planning Commission recommended approval on 10/26/00.
- 03/02/05 The City Council approved a Special Use Permit (SUP-5759) for an existing 40-foot high, 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign. Staff and the Planning Commission recommended approval on 01/27/05.
- 03/23/06 The Planning Commission voted to hold this item in abeyance to allow the applicant to redesign the project.
- 04/13/06 The Planning Commission voted to hold this item in abeyance to allow the applicant to redesign the project..
- 05/11/06 The Planning Commission held this item in abeyance in order for the applicant to address employee parking. The applicant has submitted a letter detailing on-site and off-site parking. The letter has been placed behind the justification letter.
- 06/08/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #12/ejb).

B) Pre-Application Meeting

Summary of meeting, including staff recommendations and issues discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.77

B) Existing Land Use

Subject Property: Parking lot

North: Office building

South: Office building

East: Industrial

West: Industrial

C) Planned Land Use

Subject Property: LI/R (Light Industrial/Research)

North: LI/R (Light Industrial/Research)

South: LI/R (Light Industrial/Research)

East: LI/R (Light Industrial/Research)

West: LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property: M (Industrial)
 North: M (Industrial)
 South: M (Industrial)
 East: C-M (Commercial/Industrial)
 West: M (Industrial)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the Master Plan with an LI/R (Light Industrial/Research) land use designation, which is intended for clean, low-intensity (non-polluting and non-nuisance) industrial uses. The existing M (Industrial) zoning district is consistent with the land use designation and the proposed Auto Repair Garage (Major) is a Conditional Use in this district.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Downtown Centennial Plan	X	
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Northern Strip District of the Downtown Centennial Plan Area. The Northern Strip District is a transitional district that centers around the Stratosphere Tower Hotel and Casino and includes the old Meadows Village Neighborhood to its west.

PROJECT DESCRIPTION

The site plan depicts a six-story 401,140 square-foot parking structure with a 41,777 square-foot Auto Repair Garage (Major) on the ground floor. The site will receive access via a drive from Industrial Road, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. 220 ground level parking spaces are provided for the auto repair area, and 946 spaces are provided on the upper levels of the parking structure for fleet storage, which will not be accessible to the general public.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, and lot coverage requirements. The following standards apply:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.77 Acres	Y
Min. Lot Width	N/A	305 Feet	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Rear	N/A	0 Feet	Y
• Side	N/A	0 Feet	Y
Max. Lot Coverage	Up to 100%	Not depicted	Y
Max. Building Height	N/A	73 Feet	Y
Trash Enclosure	Walled/roofed	Interior	Y
Loading Zone	1	Interior	Y
Mech. Equipment	Screened	Screened	Y

Section DS3(j) of the Downtown Centennial Plan requires that above grade parking structures be setback at least 10 feet from the property line. The proposal is setback 20 feet and is therefore compliant with this requirement.

A2) Parking and Traffic Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of parking requirements. The following table details the parking figures for the development:

Uses	GFA	Provided	
		Parking	
		Regular	Handicap
Auto Repair Garage (Major)	41,777 SF	214	7
Parking Garage	401,140 SF	946	0
Total	442,917 SF	1,160	

The site plans indicate that 214 regular and seven handicapped spaces will be provided for the proposed Auto Repair Garage (Major) use. The 946 spaces within the parking structure will not be accessible to the general public and will be used for fleet storage only.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A	N/A	N/A	N/A
North/South Street (Industrial Road)	1 Palm Tree @ 35 o.c. max. (min. 25 height)	8 Trees	13 Trees	N
Sidewalk	11 Feet	N/A	5 feet	N

All parking is located within the structure; therefore, parking area trees are not required. The site plan does not depict the proper species of tree for north/south streets within the downtown area, nor the streetscape treatment as required by Section DS4 of the Downtown Centennial Plan. A condition of approval has been included to ensure compliance these requirements.

B) General Analysis and Discussion

•Zoning

The M (Industrial) District is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development.

•Site Plan

The site plan depicts a six-story 401,140 square-foot parking structure with a 41,777 square-foot Auto Repair Garage (Major) on the ground floor. The Auto Repair Garage (Major) use is Conditional in the M (Industrial) zoning district, and this proposal in compliance with all required conditions. The proposed parking structure is a permitted use.

The site will receive access via a drive from Industrial Road, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. The site plans indicate that 214 regular and seven handicapped spaces will be provided for the proposed Auto Repair Garage (Major) use. The 946 spaces within the parking structure will not be accessible to the general public and will be used for fleet storage only. The parking garage will connect to the existing parking structure to the north on the second and third parking levels.

While Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, and lot coverage requirements, Section DS3(j) of the Downtown Centennial Plan requires

that above grade parking structures be setback at least 10 feet from the property line. The proposal is setback 20 feet and is therefore compliant with this requirement.

The proposal is recommended as the proposed uses are appropriate for an industrial area and are compatible with surrounding development.

- Waivers

A Waiver of the Downtown Centennial Plan step-back requirement has been requested. A building step-back at least five feet deep, but not greater than 16 feet deep, is required at the fourth-story of this proposed structure. The intent of the step-back is to reduce the effects of wind traveling downward along the building face, add visual interest, and promote light penetration at the street level. The proposed structure is setback 20 feet from the property line, and the overall height of six stories only requires one step-back. Given that the structure is already setback 20 feet from the property line, and the minimal effect one building step-back would have for a building of this height, this Waiver is recommended.

- Landscape Plan

The landscape plan does not depict conformance with the Downtown Centennial Plan streetscape standards. Provided is a five-foot side walk in the public right-of-way and a twenty-foot landscape buffer area planted with 24-inch box African Sumacs and Shoestring Acacias. The Downtown Centennial Plan requires a five-foot landscaped amenity zone planted with 25-foot tall palm trees along Industrial Road, and an 11-foot sidewalk on the subject property. A condition of approval has been included to ensure compliance with the Downtown Centennial Plan streetscape standards.

- Elevation

The elevations depict a 73-foot, six-story parking structure with an exterior of tan concrete panels and a stairwell made of steel painted to match the building exterior.

- Floor Plan

The floor plans depict a drive from Industrial Road providing access to a ground level auto repair facility and 217 open parking spaces. Levels two through six are reserved for fleet vehicles. The floor plans are typical for a parking garage, and include the locations of access ramps and stairwells on all levels.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed parking structure and Auto Repair Garage (Major) are appropriate uses for the M (Industrial) zoning district, and they are compatible with adjacent development and development in the area

2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;

With the approval of the requested Waivers and compliance with the included conditions of approval, the proposed development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and the Downtown Centennial Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site receives access from Industrial Road, a Secondary (80-foot) Collector on the Master Plan of Streets and Highways, and site access will not negatively impact adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the areas and for the City;

With conformance to the included conditions of approval, the building and landscape materials will be appropriate for the area and for the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The various architectural elements provide an adequate amount of façade articulation for the intended use. The building is not unsightly in appearance and is harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project will be subject to inspections, and appropriate measures will be taken to protect public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 133 by Planning Department

APPROVALS 0

PROTESTS 0