



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-14423 - APPLICANT: WALKER LANDSCAPE - OWNER:
CARL UNGER, ET AL

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-14417) and Rezoning (ZON-14420) shall be required.
2. Site Development Plan Review (SDR-10769) approved by City Council on 03/01/06 shall be expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/06, except as amended by conditions herein.
5. One 24 box tree shall be planted a minimum of every 20 Feet along the north, south and west sides of the property. One 24 box tree shall be planted a minimum of every 30 feet along the east side of the property.
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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; 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 Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at pedestrian level is prohibited. Glazing above pedestrian level shall be limited to a maximum reflectance rating 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 LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Handicapped parking spaces shall be provided in accordance with code requirements.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine the appropriate mapping method for this site; comply with the recommendations of the City Surveyor.
15. Construct a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. All private improvements and 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. Site development to comply with all applicable conditions of approval for ZON-14420 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a request for a Site Development Plan Review for a proposed 58,400 square-foot office development on 5.0 acres at 9040 and 9092 West Cheyenne Avenue.

EXECUTIVE SUMMARY

This application is a request for a five building 58,400 square foot medical and professional office complex at the northwest corner of West Cheyenne Avenue and Campbell Road. The development will consist of one 2-story building and four single-story buildings, the largest of which is 36,000 square feet. A General Plan Amendment (GPA-14417) to change the General Plan designation from ML (Medium-Low Density Residential) to O (Office) and Rezoning request (ZON-14420) from R-PD7 (Residential Planned Development 7 Units Per Acre) to O (Office) will be considered concurrently with this application.

BACKGROUND INFORMATION

A) Related Actions

- 04/25/02 The Planning Commission tabled requests to amend a portion of the Centennial Hills Sector Plan (GPA-0008-02) from ML (Medium Low Density Residential) and O (Office) and to rezone (Z-0022-02) from U (Undeveloped) to O (Office) on 2.5 acres on the north side of Cheyenne Avenue, approximately 600 feet east of Fort Apache Road. Staff recommended denial of both requests.
- 08/21/02 The City Council approved a General Plan Amendment (GPA-0011-02) from ML (Medium Low Density Residential) to O (Office) and a Rezoning (Z-0063-02) from U (Undeveloped) to O (Office) on the subject site. The previous actions on the site (GPA-0008-02 and Z-0022-02) were expunged. The Planning Commission and staff recommended approval.
- 05/21/03 The City Council approved a General Plan Amendment (GPA-1016) from O (Office) to SC (Service Commercial) and a Rezoning (ZON-1017) from U (Undeveloped) to C-1 (Limited Commercial) on a portion of the subject site. The City Council amended the Rezoning application (ZON-1017) to N-S (Neighborhood Service.) The Planning Commission recommended approval.

- 11/05/03 The City Council approved a Site Development Plan Review (SDR-2871) for a proposed 77,000 square-foot Mini-Warehouse Facility with Recreational Vehicle and Boat Storage on a related site directly to the west of the subject parcel. The Planning Commission and Staff recommended approval.
- 06/30/04 The Planning and Development Department approved an administrative site plan and elevation drawing for a proposed Wireless Communication, Stealth Design on a related site directly to the west of the subject parcel.
- 07/22/04 The Department of Building and Safety issued a building permit (#713535) for a monopole and antennas at 9176 West Cheyenne Avenue on a related site directly to the west of the subject parcel.
- 08/04/04 The City Council approved an Extension of Time (EOT-4691) on an approved Rezoning (Z-0063-02) from U (Undeveloped) to O (Office) on a portion of the subject site.
- 09/15/04 The City Council approved a Rezoning (ZON-4699) from U (Undeveloped) to O (Office) and a Vacation (VAC-4700) of U.S. Government patent Easements on a portion of the subject site. The Planning Commission and Staff recommended approval.
- 12/02/04 The Planning Commission approved a Tentative Map (TMP-5356) for a one-lot commercial subdivision on a portion of the subject site. Staff recommended approval.
- 03/01/06 The City Council approved a General Plan Amendment (GPA-10763) from SC (Service Commercial) and O (Office) to ML (Medium Low Density Residential), a Rezoning (ZON-10766) from U (Undeveloped) [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone to R-PD7 (Residential Planned Development - 7 Units Per Acre) and a Site Development Plan Review (SDR-10769) for a 56-lot single-family residential development. The Planning Commission and Staff recommended denial.
- 03/23/06 The City Council approved a Tentative Map (TMP-11664) for a 55-lot single family subdivision on the subject site and an adjacent site directly to the west of the parcel.
- 07/27/06 The Planning Commission recommended approval of companion items GPA-14417 and ZON-14420 concurrently with this application.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #63/rl).

B) Pre-Application Meeting

05/22/06 At the pre-application meeting, the applicant discussed the plan which is a revised version of a previously submitted and approved office project of about 48,000 square feet. The applicant was informed that a General Plan Amendment from ML (Medium-Low Density Residential) to O (Office) and a Rezoning from R-PD7 (Residential Planned Development 7 Units Per Acre) to O (Office) as well as a Site Development Plan Review are required. In addition, Public Works staff addressed issues with access and width on the west side of the site with regard to access, drainage and manholes. Further the applicant must provide a drainage study, traffic signal impact fee and details prior to closing.

C) Neighborhood Meetings

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant was asked to hold a meeting within 14 days of the closing date of this application. In accordance with the above, on 07/06/06 a neighborhood meeting sponsored by the applicant was held and nine persons attended, including five representatives of the applicant and four members of the public. Questions and concerns raised by residents included the availability of water, vacancies in existing office buildings in the area, traffic and sewer capacity, signage height and gating the development to keep vagrants out at night.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Dwellings
South: Single-Family Dwellings
East: Commercial Buildings
West: Undeveloped

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: O (Office)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre)

North: R-CL (Single Family Compact Lot)

South: PC (Planned Community)

East: P-R (Professional Office and Parking)

West: U (Undeveloped) under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the Master Plan with a ML (Medium Low Density Residential) land use designation. A related General Plan Amendment (GPA14417) has been submitted and proposes to amend the existing Master Plan designation to the O (Office) category. The proposed O (Office) zoning district is consistent with the proposed Master Plan designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails	X	
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A Pedestrian Path alignment exists along the north side of Cheyenne Avenue, adjacent to the proposed development. A Pedestrian Path is a dedicated route for pedestrians and other trail users proposed for rights-of-way in developed areas where enough right-of-way to accommodate a multi-use trail cross section requirement is not available. The cross section requires less width due to a reduction in amenity but provides an unobstructed path for trail users. The site path is in conformance with the Pedestrian Path cross-section.

INTERAGENCY ISSUES

No interagency issues exist.

PROJECT DESCRIPTION

This project consists of one 2-story and four single story office buildings totaling 36,400 square feet of medical office space and 22,000 square feet of professional offices. The site is located along West Cheyenne Avenue, a primary arterial with access from Cheyenne Avenue as well as Dapple Grey Road and Campbell Road, two local 60-Foot streets. Parking will be located to the rear, with the buildings closest to the streets. Three trash enclosures as well as a landscape buffer around the perimeter of the site will be provided by the developer.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	127,800 S.F.	Y
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	15 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	51 Feet (including Proximity slope requirement)	70 Feet	Y
Max. Lot Coverage	60 %	46%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/ 35 Feet	Y

This project meets or exceeds the Development Standards required by Title 19.08.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The proximity slope requirement of the Residential Adjacency Standards requires that Buildings Four and Five be set back a minimum of 51 Feet from the rear property line. The site plan indicates that these buildings are set back 70 Feet from the rear property line.
- b) Building setback. The proposed development meets or exceeds the building setback requirement on all sides.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required		Provided		
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Medical Offices	36,400	One space for each 200 S.F. of GFA up to 2,000 S.F., plus one space for each additional 175 S.G.	204		204	
Professional Offices	22,000	One space for each 300 S.F. of GFA	74		74	
Total			278	7	278	7

This project meets the parking requirements for the types of uses. However, pursuant to Title 19.10.010, Handicapped parking spaces shall be at least nine feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on each side. Two handicapped parking spaces may share a common access aisle.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	37 Trees	38 Trees
Buffer: Min. Trees			
• North	1 Trees/ 20 Linear Feet	30 Trees	23 Trees
• South	1 Trees/ 20 Linear Feet	31 Trees	17 Trees
• East	1 Trees/ 30 Linear Feet	10 Trees	11 Trees
• West	1 Trees/ 20 Linear Feet	14 Trees	12 Trees
Min. Zone Width			
• North	8 Feet		10 Feet
• South	15 Feet		20 Feet
• West	15 Feet		20 Feet
• East	15 Feet		20 Feet

There is an insufficient number of trees in the landscape plan to meet the requirements. However, a number of these trees are depicted as 15 box trees where 24 box trees are required. A condition of approval will be that the required trees be a minimum of 24 and that they be placed one every 20 Feet along the north, south and west buffers and one every 30 Feet along the east buffer.

- A5) A subsequent review of on-premises signage will be required to ensure that all proposed signage is in accordance with the Sign Standards of Title 19.14.

B) General Analysis and Discussion

•Zoning

The proposed medical and professional office use is consistent with the O (Office) Zoning District under consideration through Rezoning (ZON-14420), a related and concurrent application.

•Site Plan

The proposed site plan, with the conditions for parking and landscaping, meet code requirements and is consistent with and appropriate for this type of development.

•Waivers

There are no waiver requests associated with this application.

•Landscape Plan

As a condition of approval, the developer must plant one 24 box tree every 20 linear feet along the north, south and west sides of the parcel, as well as one 24 box tree every 30 feet along the east side of the parcel.

•Elevation

The building elevations depict a 2-story, 31-Foot office building and four 17-foot single-story office buildings with exteriors of stone veneer, painted panels and aluminum window systems. Three paint colors, and an accent finish, as well as decorative fins will be included in each building.

•Floor Plan

No floor plans were provided with this application.

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 development is compatible with other commercial development that is occurring at this intersection.

- 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;**

The proposed landscaping is insufficient to meet the required number of trees for this type of development. As a condition for approval, the developer must plant one 24 box tree every 20 linear feet along the north, south and west sides of the parcel, as well as one 24 box tree every 30 feet along the east side of the parcel.

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

Cheyenne Avenue, a Primary (100-foot) Arterial, is fully constructed and will provide access to the proposed development. Improvement to Dapple Grey Road and Campbell Road, both 60-foot public streets, will be adequate to meet the requirements of the proposed development.

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

The proposed building materials and landscape materials are 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 building elevations, design characteristics, and other architectural and aesthetic features are attractive and compatible with development in the area.

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy and; therefore, will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 426 by Planning Department

APPROVALS 0

PROTESTS 0