

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-10777 - APPLICANT/OWNER: GAMNERDSIRI, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-11052] shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/06, except as amended by conditions herein. The square footage of the building shall be reduced to 3,225 square feet or a shared parking agreement shall be accomplished.
4. A Waiver from Title 19.12.040 is hereby approved, to allow three-foot wide perimeter buffer on the north side of the property and a seven-foot wide perimeter buffer on the east side of the property. Landscape materials in the buffer areas shall comply with the landscape plan dated 06/13/06.
5. An Exception from Title 19.10.010(J)(11) is hereby approved, to allow the omission of a landscape island on the west side of the parking lot, and to omit the required trees from the interior of the parking lot area.
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 the pedestrian level is prohibited. Glazing above the 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 and air conditioners shall be fully screened in views from the abutting streets.
10. A trash enclosure, if required, shall be provided in accordance with Title 19.08.050, and all trash areas shall be fully screened from view of abutting streets and properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 15-foot radius on the northwest corner of Rose Street and Pinto Lane prior to the issuance of any permits. Coordinate with the Right-Of-Way section of the Department of Public Works for assistance in preparing the documentation.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Medical District Standards concurrent with development of this site.
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Grant pedestrian walkway easements for all public sidewalks not located within public rightofway.
18. Landscape and maintain all unimproved rightofway, if any, adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

20. 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, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
21. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 4,281 square-foot medical office with Waivers of perimeter and parking lot landscaping standards on 0.29 acres at 2000 Pinto Lane. Two companion Variance applications (VAR-10779 and VAR-11052) will be heard concurrently with this item.

EXECUTIVE SUMMARY

The proposed development complies with the setbacks, lot coverage, height limits and streetscape requirements of the Las Vegas Medical District Plan, but requires Variances from parking and residential adjacency requirements. In addition, landscape and buffer Waivers are also being requested. While the use is appropriate for the district, the Variances and Waivers suggest that the square footage of the project needs to be reduced to bring the project into conformance with code requirements.

BACKGROUND INFORMATION

A) Related Actions

- 05/27/97 The City Council approved a Rezone (Z-0020-97) application, rezoning the Las Vegas Medical District to PD (Planned Development). The Planning Commission recommended approval of the request on 04/24/97.
- 06/19/02 The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the plan document. The Planning Commission recommended approval of the request on 04/11/02.
- 07/27/06 The Planning Commission recommended denial of companion item VAR-11079 and approval of companion item SDR-10777 concurrently with this application.
- 07/27/06 The Planning Commission voted 4-1/sd to recommend APPROVAL (PC Agenda Item #79/ff).

B) Pre-Application Meeting

11/28/05 At the pre-application conference, issues were discussed relative to residential adjacency requirements, parking requirements for medical uses, and general development standards in the Las Vegas Medical District. In addition, the streetscape standards for Pinto Lane and Rose Street were discussed with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.29

B) Existing Land Use

Subject Property: Single-Family Residential Use

North: Single-Family Residential Use

South: Single-Family Residential Use

East: Office Use

West: Single-Family Residential Use

C) Planned Land Use

Subject Property: MD-1 (Medical Support)

North: MD-1 (Medical Support)

South: MD-1 (Medical Support)

East: MD-1 (Medical Support)

West: MD-1 (Medical Support)

D) Existing Zoning

Subject Property: PD (Planned Development)

North: PD (Planned Development)

South: PD (Planned Development)

East: PD (Planned Development)

West: PD (Planned Development)

E) General Plan Compliance

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Las Vegas Medical District	X	
Special Overlay District		
Airport Overlay District	X	
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Las Vegas Medical District

The parcel is located within the Las Vegas Medical District, which is intended to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

Airport Overlay District

The parcel is located within the boundaries of the Airport Overlay District; any structure over 175 feet in height requires the submittal of a Special Use Permit application. As the structure is less than the specified height, no Special Use Permit application is necessary.

PROJECT DESCRIPTION

The development plan for the project entails the removal of the existing structure on the site and the construction of a new two-story medical office building. The building will include a total of 4,281 square feet, with office space on both floors. A parking lot with 17 spaces will be developed at the rear of the property, with access from Rose Street. The principal entrance will face Pinto Lane, with access directly from the public sidewalk. Street trees and a public sidewalk will be installed along both frontages of the property in accordance with the Las Vegas Medical District Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.29 Acres	N/A
Min. Lot Width	N/A	80 Feet	N/A
Min. Setbacks			
• Front	5-15 Feet	5 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	86 Feet	Y
Max. Lot Coverage	50 %	38%	Y
Max. Building Height	3 Stories /45 Feet	2 Stories/30-3	Y
Trash Enclosure	Walled/roof or trellis	Not Indicated	Not Indicated
Mech. Equipment	Screened	Not Indicated	Not Indicated

The proposed structure will comply with setback, lot coverage and height requirements. No information has been provided relative to a trash enclosure or the screening of mechanical equipment; conditions of approval have been provided to require conformance with Title 19.08.050.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Based on an overall building height of 30-3, the proximity slope requirements would dictate that the building be located 91 feet from the nearest residential property to the west. The proposed structure will be located 10 feet from the common property line. The building would need to be reduced to one story in height in order to comply with residential adjacency standards.
- b) Building setback. In addition to conformance with proximity slope requirements, Title 19.08.060 also requires that commercial structures shall maintain the minimum building setback required for the protected property. In this instance, the protected property is zoned PD (Planned Development), with an MD-1 (Medical Support) designation, and the minimum required side yard setback is 10 feet. The proposed structure complies with the minimum building setback.

The applicant has submitted a Variance (VAR-11052) request to address the Residential Adjacency issues.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Medical Office	4,281 SF	1/200 GFA (First 2,000 SF); 1/175 GFA (each additional)	23	1 (of total)	16	1 (of total)
Total			24		17	

The provision of only 17 parking spaces represents a 29% reduction in the amount of parking required for the project; the building would need to be reduced to a maximum of 3,225 square feet based on the parking that is available on the site. The applicant has submitted a Variance (VAR-10779) application to address the parking issues.

The Public Works Department has noted that the new driveway opening and configuration will need to comply with minimum code requirements.

A4) Landscape and Open Space Standards

Pursuant to the Las Vegas Medical District Plan and Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	3 Trees	0 Trees
Buffer:			
• Min. Trees Rear	1 Tree/20 Linear Feet	4 Trees	2 Trees
• Min. Trees Side	1 Tree/20 Linear Feet	8 Trees	7 Trees
• Min. Trees Corner	1 Tree/30 Linear Feet	5 Trees	5 Trees
• Min. Zone Width Rear	8 Feet		3 6 Feet
• Min. Zone Width Side	8 Feet		10 Feet
• Min. Zone Width Corner	15 Feet		7 Feet
• Wall height	6 Feet		Not indicated
Streetscape:			
• Pinto Lane (Type B)	1 Tree/30 Linear Feet	3 Trees	3 Trees
• Rose Street (Type B)	1 Tree/30 Linear Feet	5 Trees	3 Trees

The parking lot lacks a required landscape island on the west side of the parking lot, and also lacks trees that are required at the interior of the parking lot. Trees are also lacking in the perimeter buffer areas. The width of the east and north perimeter buffers does not comply with code requirements. The streetscape depicted on the landscape plan generally complies with the Medical District Plan requirements; the number of street trees on the Rose Street frontage has been

reduced due to the location of the driveway opening. In addition, the public sidewalk on Rose Street is shown on private property, due to the location of the existing curb; an easement will required and has been included in the conditions of approval.

A5) Sign Standards

The development shall be required to comply with the signage requirements contained in the Las Vegas Medical District Plan. No information has been provided relative to signage for the property.

B) *General Analysis and Discussion*

•Zoning

The proposed medical office use is in compliance with the zoning and land use designation for the site. The structure will comply with setback, lot coverage and height requirements, but does not comply with residential adjacency requirements. In addition, the applicant has submitted a Variance application (VAR-10779) to address the deficiency of parking on the site.

•Site Plan

The site plan depicts the proposed structure located directly at the front setback line along Pinto Lane and Rose Street, with the parking lot located to the rear of the building. This assists in enhancing the pedestrian environment, and makes the building easily accessible for pedestrian traffic. The parking area will be accessed from Rose Street, with a single driveway opening towards the rear of the property. The principal entrance to the building is from the public sidewalk on Pinto Lane.

•Waivers

The applicant has requested a waiver from the perimeter landscape buffer requirements, in order to allow reductions in the buffer width along the north and east sides of the property. The buffer reduction along the east side of the property is justified, as the applicant is providing a public sidewalk in the buffer area which complies with the streetscape design requirements. The reduction of the buffer on the north side of the property is undesirable, as a residential property abuts the north side of the property; the reduction of the buffer is necessary to maximize the number of parking spaces on the site.

The applicant has also requested an exception from Title 19.10.010(J)(11), which establishes the parking lot landscaping requirements for commercial properties. The applicant is requesting to omit a required landscape island on the west side of the property, and no trees will be provided within the interior of the lot where the code would require three trees. While the size of the parking lot and availability of trees within the adjacent buffer areas may justify the request, the omission of landscaping is a result of the need to maximize parking spaces available for the development.

- Landscape Plan

The landscape plan depicts landscape areas and buffers at the perimeter of the property, and streetscape treatments along Pinto Lane and Rose Street. Waivers from landscape and buffer requirements are noted above. The proposed streetscape treatment is generally compliant with the Medical District Plan requirements; the number of street trees along Rose Street has been reduced due to the location of the driveway opening.

- Elevation

The submitted drawings depict a two-story structure with a stucco exterior, and stone veneer accents utilized on the ground floor of the building. A standing-seam metal roof is depicted in the elevation drawings. The massing and appearance of the proposed structure is appropriate for an office structure, and is in conformance with the design standards for the Medical District.

- Floor Plans

The submitted floor plans depict a leasable office space on the ground floor of the building, with the applicants medical office located on the second story. The primary entrance to the building is facing Pinto Lane, and is directly accessible to the public sidewalk, which enhances the intended pedestrian character of the district.

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;**

While the proposed use and design of the structure is consistent with the Medical District Plan, the project requires parking and residential adjacency Variances, and may impact adjacent properties.

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

The proposed structure conforms to the setback, lot coverage and height requirements of the Medical District Plan, and the medical office use is permitted in the MD-1 (Medical Support) district. However, the development plan requires Variances from parking requirements (VAR-10779) and residential adjacency requirements (VAR-11052), as well as Waivers from landscape and buffer requirements.

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

The development will have a single driveway entrance on Rose Street, and access and circulation will not negatively impact traffic on adjacent roadways.

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

The building design and materials are consistent with the Medical District Plan requirements, and are appropriate for the area.

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;

Building elevations are harmonious with the intent of the district, and will contribute to an aesthetically pleasing environment.

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

While proposed structure will be subject to inspections, and adequate measures will be taken to protect the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 152 by Planning Department

APPROVALS 0

PROTESTS 1