



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-14760 - APPLICANT: SH ARCHITECTURE - OWNER:
STATE OF NEVADA

**** CONDITIONS ****

The Planning Commission (6-0-1/se vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/03/06, except as amended by conditions herein.
3. 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.
4. 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).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.

8. 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.
9. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed five story 80,262 square foot office building and a three story 105,920 square foot parking garage on 7.61 acres at 215 East Bonanza Road.

EXECUTIVE SUMMARY

The site is currently developed with a state office building and a Nevada Highway Patrol facility. The applicant proposes to demolish these structures and construct an office building with attached parking garage. The site plan depicts design standards that are compatible with adjacent development.

BACKGROUND INFORMATION

A) Related Actions

There are no related actions

08/10/06 The Planning Commission voted 6-0-1/se to recommend APPROVAL (PC Agenda Item #62/ar).

B) Pre-Application Meeting

03/16/06 The applicant was informed of the requirements of a Site Development Plan Review application.

C) Neighborhood Meetings

A neighborhood meeting was held on Wednesday, August 2, 2006 at 5:30 p.m. at the Dula Center, located at 431 E. Bonanza Road. In attendance were six members of the development team, three members of the public, and Doug Rankin from the Planning and Development Department. The following comments were made:

- * There was a concern about the Dula Center Closing
- * Why did they not locate this state use in the County Justice Center?
- * Concerns about project Neon and it's effect on Bonanza Road

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 7.61

B) Existing Land Use

Subject Property: State offices
 North: Single family dwellings
 South: Fire station
 East: Municipal pool
 West: Recreation vehicle park

C) Planned Land Use

Subject Property: PF (Public Facility)
 North: MXU (Mixed Use)
 South: PF (Public Facility)
 East: PF (Public Facility)
 West: C (Commercial)

D) Existing Zoning

Subject Property: C-V (Civic)
 North: R-1 (Single Family Residential)
 South: C-V (Civic)
 East: C-V (Civic)
 West: C-2 (General Commercial)

E) General Plan Compliance

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

The land use maps within the Downtown North Plan and the Downtown Redevelopment Plan designate this site for Public Facility land uses. The development proposed by the subject application conforms to this designation

The Airport Overlay District map limits the height of structures on this site to a maximum of 200 feet. The elevations depict a height of 87 feet and are in compliance with the Airport Overlay map.

The Bonanza Corridor trail is designated as a pedestrian path by the Transportation Trails Element of the General Plan. The submitted site plan depicts a five foot wide sidewalk with adjacent landscaping that conforms to the design requirements of the Trails Element.

PROJECT DESCRIPTION

The site is currently developed with a state office building and a Nevada Highway Patrol facility. The applicant proposes to demolish these structures and construct an office building with attached parking garage. Access will be from a driveway to Bonanza Road. Landscaping is shown adjacent to the north, east and west property lines. The elevations depict a plaster exterior with metal accent panels.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

The C-V (Civic) zoning category allows for development standards to be determined as part of the site plan approval. The setbacks and building heights are typical of multi-story office development within this area of the city.

Standards	Provided
Lot Size	7.61 acres
Lot Width	189 Feet
Setbacks	
Front	9 Feet
Side	7 Feet
Corner	5 Feet
Rear	22 Feet
Lot Coverage	72 %
Building Height	87 Feet

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards do not apply to Public facilities.

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
Offices	*76,887 SF.	1/300 square feet GFA	256 spaces	7	262	7

*This figure excludes mechanical equipment areas within the building.

The submitted site plan depicts adequate on-site parking.

A4) Landscape and Open Space Standards

The C-V (Civic) zoning category allows for landscape standards to be determined as part of the site plan approval. The proposed landscaping consists of perimeter landscape buffers with three 24 inch box trees along the west property line, eight trees along the north property line, and four trees along the east property line. The landscaping is typical of office development within this area of the city.

B) General Analysis and Discussion

•Zoning

The subject site is located within C-V (Civic) zoning district. This allows for flexibility in site design and layout. Much like an R-PD development, determination of the applicable development standards occurs with approval of the site plan. The proposed standards are consistent with the goal and objectives of the zoning district and with other development in the area.

- Site Plan

The site plan depicts an office building and parking garage with design standards that are compatible with adjacent development.

- Waivers

No waivers are required as part of this application.

- Landscape Plan

The landscape layout for the site is described in detail above. Essentially, applicants in a C-V (Civic) zone are able to propose landscaping inasmuch as it is appropriate for the development request. Landscaping for this site is appropriate for the use proposed and for the surrounding area.

- Elevations and Floor Plan

The elevations and floor plan are typical for multi-story office development in the area.

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;**

As it is adjacent to other public uses, the proposal is compatible with adjacent development.

- 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 proposal meets the requirements of all applicable codes and standards.

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

Access is provided by Bonanza Road, a 100 foot wide Primary arterial which will not be adversely impacted by the proposed development

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

The building and landscape materials are appropriate and adequate for the subject 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;

The project will not be unsightly and will be visually appealing in the context of the surrounding neighborhood.

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

Approval of this development should not prove to be detrimental to the overall health, safety and public welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 140 by Planning Department

APPROVALS 0

PROTESTS 0