

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16542 - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN

**** CONDITIONS ****

The Planning Commission (7-0 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 09/05/06, except as amended by conditions herein.
3. A revised site plan and landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.
4. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Revise the landscaping plan to add one 24-inch box tree for placement within the parking landscape area islands to meet the required 12 total parking area trees. (2) The landscaping plan shall be modified to include the height(s) of existing or proposed wall/fence height(s) along all property lines bordering residential uses. Wall/fence shall comply with City Council Bill No. 2006-43 and the Commercial Development District standards of Section 19.08.050 of Title 19.
5. 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.

6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: (1) cross sections of the trash enclosure to meet LVMC 19.08.060., and Title 19 Commercial Development Standards Section 19.08.050.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
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 whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth length.

16. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public rightofway adjacent to this site prior to the issuance of any permits.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.
19. 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 ****

PROJECT DESCRIPTION

Construction of a new 21,700 square foot professional office building on 2 parcels totaling 1.82 acres located at 2496 West Charleston directly north of Strong Road. The project involves demolition of an existing substandard office structure and parking lot to allow for construction of a new one-story professional office building.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/06	The City Council reviewed a request for a Site Development Plan Review (SDR-10519) and Variance (VAR-10622) for a proposed 40,385 square foot professional office building, a Waiver of the foundation landscaping requirement, and a Waiver of the Commercial District Development Standards to allow a two story 34-foot high building where a one-story, 20-foot building is the maximum allowed on 1.82 acres. The Variance requested a 70-foot setback where residential adjacency standards require a 105 foot minimum setback for the proposed professional office building located at 2496 West Charleston Boulevard, C-D (Designed Commercial) Zone. City Council recommended approval.
10/19/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/ja).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or licenses associated with this application.	
<i>Pre-Application Meeting</i>	
08/24/06	A Pre-Application Meeting was held with the applicant. It was noted that the project was in close proximity to existing residentially protected property. As such, residential adjacency standards apply. Additionally, a drainage study as well as replacement of substandard public improvements are required.
<i>Neighborhood Meeting</i>	
A neighborhood Meeting is not required for this application type, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial and Undeveloped	Office	C-D (Commercial Designed)
North	Residential	Single Family Residential	R-PD2 (Residential Planned Development - 2 Units Per Acre)
South	Office	Office	P-R (Professional Offices and Parking)
East	Commercial	Office	C-D (Designed Commercial)
West	Residential	Single Family Residential	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Rancho-Charleston Land Use Study	X		Y
Las Vegas 2020 Master Plan Revitalization Area	X		Y
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	Y
Min. Lot Width	100	164	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	25 10 15 25	25 10 35 25	Y
Min. Distance Between Buildings	N/A	N/A	Y
Max. Lot Coverage	30%	27.5%	Y
Max. Building Height	1-story or 20 feet (whichever is less), for parcels fronting Charleston Boulevard between Rancho Drive and Valley View Boulevard.	20 feet	Y

Trash Enclosure	1	1	Y
Mech. Equipment	N/A	N/A	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	60 feet	62 feet from west property line; 145 feet from north property line	Y
Adjacent development matching setback	1 foot to the west 1 foot to the north	62 feet 145 feet	Y
Trash Enclosure	50 feet	60 feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	12 Trees	11	N
Buffer: Min. Trees	North 1 Tree /20 Linear Feet	9	9	Y
	South 1 Tree/30 Linear Feet	6	6	
	West 1 Tree/20 Linear Feet	24	24	
	East 1 Tree/30 Linear Feet	16	16	
TOTAL		67	66	N
Min. Zone Width	15 feet/adjacent to Right of Way 8 feet/interior lot lines		Y	Y
Wall Height	6 feet adjacent to residential uses 8 feet adjacent to commercial uses		N	N*

* Project shall be conditioned requiring the submittal of a revised landscape plan which identifies wall/fence heights and materials on all property lines bordering adjacent residential uses.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Professional Office	21,726 sf	1 space/300 sf	72	3	75	3	Y

TOTAL			72	3	75	3	Y
Loading Spaces	0		2		0		N*

* The project shall be conditioned requiring submittal of a revised parking plan showing designated loading parking spaces.

ANALYSIS

The proposed project application is for the approval of a Site Development Plan Review to construct a new 21,700 square foot professional office building. The proposal involves the demolition of an existing substandard office building adjacent to a vacant dirt lot to allow for construction of a new one story office building on two parcels totaling 1.82 acres. Surrounding land uses include residential to the west and north, and office uses to the east and south. The project site is located within the C-D (Designed Commercial) Zone, and the A-O (Airport Overlay District) District for North Las Vegas Airport. The project plans were reviewed and Development Services staff determined the proposal is consistent with the Title 19 Commercial Development Standards, Airport Overlay District Standards, and Residential Adjacency Guidelines.

- Zoning

The project is consistent with Title 19 commercial development standards for the C-D (Designed Commercial) Zone.

- Special Area Plan/Overlay District:

The project is located with the Las Vegas 2020 Master Plan Revitalization Area between Valley View Boulevard and Rancho Boulevard and is consistent with the purpose and intent of the plan. Moreover, this project is located within the Airport Overlay District (A-O) for North Las Vegas Airport. The highest point on the proposed office structure will be 20 feet from elevation where 175 feet is the maximum permitted. As such, the building would conform to the guidelines for the A-O (Airport Overlay) District.

- Site Plan/Landscaping/Parking:

The project site plan has addressed all of the required setbacks, bulk and scale, and parking requirements of Title 19. The project landscaping plan for the parking area is deficient by one 24-inch Olea Europaea Tree. Title 19 landscaping requirements for commercial district development require this project to provide 1 tree for every 6 parking spaces (72 parking spaces). The landscape plan for the parking area is deficient by one tree. The project shall be conditioned to add one 24 box tree to meet the parking area landscape requirements. The exterior of the building would be designed utilizing a combination of stone, smooth stucco and corrugated veneer and an arch standing seam metal roof with a large overhang. The structure will improve an undeveloped site and is compatible with existing development in the revitalization district.

- Residential Adjacency Guidelines:

The project parcels share property lines with existing adjacent residentially zoned homes at the north and west boundaries. The proposed office building would exceed the required setbacks from existing homes to the north and west. Additionally, the structure is designed to conform to the Residential Adjacency Guidelines.

- Prior Approval:

In March of 2006, the site was approved for a proposed 40,385 square foot professional office at the site with subsurface parking. The applicant has modified the design of the previous proposal and currently requests a one story, 21,726 square foot office building with surface parking and no medical use.

- Applicant Justification Letter:

The applicant has designed the project to meet the intent of City of Las Vegas revitalization efforts and the surrounding residentially protected uses. The proposal will enhance the availability of professional office space within a re-emerging business corridor. Furthermore, as an urban infill project, this proposal would build upon underutilized land and improve the quality of development within the Charleston Boulevard Corridor.

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 professional office is compatible with existing adjacent residential and commercial uses.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposal would conform to the guidelines of the General Plan, the goals and intent of the Las Vegas 2020 Master Plan Revitalization Area, Title 19 Commercial Development Standards, Residential Adjacency Standards, Airport Overlay District requirements, and wall and buffer standards.

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

Vehicular access and circulation will not adversely affect movements on Charleston Boulevard or neighborhood traffic.

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

The exterior of the proposed office building will be constructed with a combination of stone, smooth stucco and corrugated veneer and an arch standing seam metal roof with large overhand. Utilizing modern architectural elements, the structure would complement as well as enhance the surrounding community development. Project landscaping will include Honey Locust, Fruitless Olive, and Japanese Privet which 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;

The proposed development is designed to blend with adjacent structures and will provide contemporary architectural design features.

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

No detrimental effects to human health and public safety will result with this development proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 149 by Planning Department

APPROVALS 0

PROTESTS 0