

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the Conditions of Approval for an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233), if approved.
2. Site Development Plan Review (SDR-4638) is hereby 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 07/18/06, except as amended by conditions herein.
5. 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.
6. 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.
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 luminaries. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove the existing driveways on Azure Drive and Tenaya Way. The new driveway on Tenaya Way shall meet the intent of Standard Drawing #222a and shall be restricted to right-in and right-out turning movements.
14. All landscaping and private improvements 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.
15. Landscape and maintain all unimproved rights-of-way, if any, on Tenaya Way and Azure Drive adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tenaya Way and Azure Drive public right-of-way, if any, adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON15233 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the proposed conversion of a single-family residence to an office on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the Site Development Plan Review, the applicant is requesting an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008). Planning Commission and staff recommended DENIAL.
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
10/19/06	The Planning Commission recommended denial of companion items GPA-15231 and ZON-15233 concurrently with this application. The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #25/jm).
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.

Neighborhood Meeting	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.

Details of Application Request	
Site Area	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 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	7 Trees	14 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

ANALYSIS

- Site Plan

The site plan indicates a rectangular shaped 41,654 square-foot lot. The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion (approximately 4,525 square feet) for medical office is planned in the future. On-site parking is located to the rear of the site. A total of 38 parking stalls, including two handicap accessible spaces, are located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure Drive and Tenaya Way. A trash enclosure is located towards the northeast corner of the site, adjacent to Tenaya Way, approximately seventy feet (70) from the residential property line to the north. Signage is not indicated on the site plan.

- Landscape Plan

The landscape plan indicates perimeter landscaping on the entire site and in the front yard of the existing residence. Perimeter landscaping includes a fifteen-foot (15) wide landscape area along the Tenaya Way and Azure Drive street frontages. The side and rear landscape areas are shown as eight feet in width. Landscape islands are indicated in the parking area, as required.

The perimeter landscaping along Tenaya Way and Azure Drive indicates new twenty-four inch box California Pepper Trees and some existing mature trees (Pine trees) spaced twenty feet on center with intermittent 5-gallon Feathery Cassias and Mexican Primrose shrubs and 1-gallon Hybrid Gazania. Landscaping in the front yard of the proposed residential office conversion consists of mature landscaping, including pine trees, cypress trees and a variety of hedges. The landscape plan indicates the existing lawn will be removed and replaced with inorganic ground cover.

- **Building Elevations**

The two-story existing residence will be converted into a 1,677 square-foot medical office and a 1,183 square-foot general office for a total of 2,860 square feet. The existing residence is characterized by white stucco exterior with a pitched light gray and coral tiled roof. Arched windows on the residence and above the garage add interest to the structure. No additions are planned for the office conversion. The site plan indicates a future medical office expansion, at the rear, which would be reviewed under a separate Site Development Plan Review 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 general and medical office is not compatible with the adjacent rural residential land uses. The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, this zoning designation and proposed medical office use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south.

- 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 proposed general and medical office conversion is not consistent with the intent of the Master Plan, which designates the area as Rural Density Residential.

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

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site. However, there is concern with the encroachment of traffic related to the medical office use.

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

The photo elevations submitted for the existing residence are appropriate for the rural residential area. The proposed landscape palette materials will provide an aesthetically pleasing environment.

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 existing residential character of the structure will remain the same with the office conversion and; therefore, would be compatible with the existing residential 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 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 71 by Planning Department

APPROVALS 0

PROTESTS 1