

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-16504) and General Plan Amendment (GPA-16502), if approved.
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 building elevations, date stamped 09/05/06, [and landscape and site plan](#), date stamped 10/17/06 except as amended by conditions herein.
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.
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. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. 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.
11. This property is listed on the Las Vegas Historic Property Register and is therefore subject.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the City Surveyor to discuss mapping options for this site.
14. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive prior to the issuance of any permits or, alternatively, in conjunction with a subdivision map for this site.
15. Construct all incomplete half-street improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall meet the approval of the Nevada Department of Transportation for all driveways accessing Rancho Drive.
19. Unless otherwise allowed by the City Engineer, construct 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 and shall be terminated on-site with a handicap ramp.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Site development to comply with all applicable conditions of approval for ZON-16504 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Rezoning (ZON-15604).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items GPA-16502 and ZON-16504 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 & R-PD11

South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

<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	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		114	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</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	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Sienna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking, which will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant has not shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development will be less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

- 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 development will be a reduction in the intensity of what the General Plan permits for the western portion of the site. The design of the project meets or exceeds the landscape and buffer standards.

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

Access to the site will be attained via Rancho Drive, a 120-foot wide Primary Arterial and Torrey Pines Drive, an 80-foot wide Secondary Collector street, as designated by the Master Plan of Streets and Highways, which should not be negatively affected by this development.

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

The building and landscape materials for the proposed development will benefit the area by developing an infill site.

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 design of the buildings is attractive and will utilize earth-tone colors in the brown and tan range. Additionally, a slate veneer will be applied as a wainscot in some areas of the building and will be applied to the entire façade or the entry of the buildings.

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

The health, safety, and general welfare of this area will not be jeopardized by this development. Development of this site will eliminate an undeveloped parcel that could attract vagrants.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #3 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0