

## AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17211 - APPLICANT/OWNER: SVS PROPERTIES, LTD, LLC

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### \*\* 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 and landscape plan date stamped 10/16/06, and building elevations date stamped 09/29/06 and 11/03/06 except as amended by conditions herein.
3. A Waiver to reduce perimeter landscape buffer requirements is hereby approved, to allow three feet along the south property line, zero feet along the east property line and five feet along the west property line.
4. An additional two loading spaces shall be added to the site in accordance with Title 19.10 standards.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. 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. 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.
13. 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.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a 3,560 square-foot addition to an existing office building and a waiver to allow a reduction of perimeter landscape buffer width requirements on 1.46 acres at 700 East Charleston Boulevard.

The purpose of this request is to add a 3,560 square-foot atrium to an existing 63,229 square foot office complex which was built in 1989. The previous tenant of this building was the Federal Bureau of Investigation. The three-story office building is divided into three floors; a first floor parking garage consisting of 72 parking stalls and a second floor and third floor comprising approximately 40,100 square feet in office space. In addition to the atrium in the front of the office complex, the applicant has provided landscaping, handicap parking, trash enclosures and loading spaces on the site.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
12/27/72	The Board of City Commissioners approved a Rezoning (Z-0096-72) from R-1 (Single Family Residential) to PR (Professional Office and Parking) for the property located on the south side of East Charleston. Planning Commission recommended approval.
04/12/73	The Board of City Commissioners approved a Plot Plan Review (Z-0096-72) for a professional office for the property located on the south side of East Charleston. Planning Commission recommend approval.
06/17/74	The Board of City Commissioners approved a Reinstatement and Extension of Time (Z-0062-86) for the property located on the East Charleston.
12/05/86	The City Council approved the request for a Variance (V-0087-86) to allow the servicing of vehicles for various federal agencies in a proposed building which will also contain an office facility for the Federal Bureau of Investigation, and to allow the proposed office building to a height of 3 stories where 2 stories are the maximum permitted, on property located at 700 East Charleston Boulevard.
03/24/87	The Planning Commission approved a plot plan (Z-0096-72) to permit a 65,341 square-foot office building at 700 East Charleston Boulevard. Planning Commission approved as Final Action.
11/16/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #42/jm).
<b><i>Related Building Permits/Business Licenses</i></b>	
No related permits pertain to this site.	

<b>Pre-Application Meeting</b>	
09/13/06	At the pre-application meeting, the applicant was informed that the atrium addition that they were proposing would require a Site Development Plan Review. The applicant was also informed that the site was parking impaired, requiring the applicant to provide 109 parking stalls as approved for the existing building. By code, the 3,560 square feet atrium addition would require an additional 12 parking stalls. Lastly, submittal requirements were explained in detail to the applicant.
<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	C (Commercial)	P-R (Professional Office and Parking)
North	Office Building	C (Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building	C (Commercial)	P-R (Professional Office and Parking)
West	Non-Profit	C (Commercial)	P-R (Professional Office and Parking)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>	X		Y
John S. Park Historic Neighborhood	X		Y
Redevelopment Plan Area	X		Y
<b>Special Purpose and Overlay Districts</b>		X	Y
<b>Trails</b>		X	Y
<b>Rural Preservation Overlay District</b>		X	Y
<b>Development Impact Notification Assessment</b>		X	Y
<b>Project of Regional Significance</b>		X	Y

**DEVELOPMENT STANDARDS**

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A		Y
Min. Lot Width	60 Feet	169 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	87 Feet	Y
Max. Lot Coverage	50%	40%	Y
Max. Building Height	2 stories or 35 feet	3 stories, 35 Feet*	Y
Trash Enclosure	50 feet from Residential	69.1 Feet	Y
Mech. Equipment	Screened	Screened	Y

\*Z-0087-86 permitted the height

<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/ 6 Spaces	11 Trees	10 Trees	N
Buffer: Min. Trees (Adjacent to Commercial)	1 Tree/30 Linear Feet	31 Trees	18 Trees	N
Buffer: Min. Trees (Adjacent to Residential)	1 Tree/20 Linear Feet	9 Trees	8 Trees	N
<b>TOTAL</b>		51 Trees	37 Trees	N
Min. Zone Width (Interior - West)	8 Feet		5 Feet	N
Min. Zone Width (Interior - East)	8 Feet		Zero Feet	N
Min. Zone Width (Interior - South)	8 Feet		3 Feet	N
Min. Zone Width (Right-of-Way)	15 Feet		15 Feet	Y

*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Office (new expansion)	3,560 GFA	1 per 300 GFA	12	1	14	1	Y
Office (Parking Impaired)	40,000 GFA	100	109*		109		Y
<b>SubTotal</b>			121		118	5	Y
<b>Compact</b>		30%			36		Y
<b>Standard</b>		70%			87		Y
<b>TOTAL</b>			121		123		Y
<b>Loading Spaces</b>			3		2		N

\*Z-0096-72 existing requirement - parking impaired

## ANALYSIS

- Zoning

The property is located within the Downtown Redevelopment Plan area and the John S Park Neighborhood Plan area. The subject site is designated C (Commercial) on the Downtown Redevelopment Area Land Use Map. Office, neighborhood service and general commercial uses are allowed in this area. The P-R (Professional Office and Parking) Zoning District is intended to allow for office uses in an area which is predominately residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses.

- Site Plan

The purpose of this request is to add a 3,560 square-foot atrium to an existing 63,229 square foot office complex which was built in 1989. The previous tenant of this building was the Federal Bureau of Investigation. The three-story office building is divided into three floors; a first floor parking garage consisting of 72 parking stalls and a second floor and third floor comprising approximately 40,100 square feet in office space. In addition to the atrium in the front of the office complex, the applicant has added landscaping, handicap parking, trash enclosures and loading spaces on the site.

The sites primary access point is off of Charleston Boulevard, a 100-foot Primary Arterial. The existing parking in the front of the development has been replaced with decorative pavers, outdoor seating, and 3,560 square-foot atrium addition.

The site is parking impaired per Title 19.10 parking standards as the existing building complied with the applicable parking standards at the time the use was established. Therefore, the applicant is required to provide 109 parking spaces, which was the amount approved in the original site development plan review (Z-0096-72). In addition, per Title 19.10 parking standards *for any remodeling, alteration, or expansion of a parking impaired development that requires an increase in the number of parking spaces, including the expansion of existing buildings or the construction of new buildings, only the increased number of parking spaces shall be required.* This would yield an additional 12 parking stalls. The site plan complies with the parking standards, providing 123 parking stalls, five of which are handicap accessible and one van accessible.

- Landscape Plan

The applicant has provided additional landscaping throughout the existing site, adding trees in the parking areas and replacing the existing 10-foot wide drive along the west side of the site. However, excluding the landscaping provided along the Charleston Boulevard street frontage, the site is lacking the appropriate landscaping per Title 19.12. The applicant is requesting a Waiver to reduce the perimeter landscape buffers along the east, west and south boundaries of the site. Where eight feet of perimeter landscaping is required in the interior of the site, the applicant provides zero to the east, three feet to the south and five feet to the west.

The applicant is also deficient in the amount of trees required for perimeter landscaping and parking stalls. Per 19.12 landscape standards the applicant is required to provide 51 trees. The landscape plan shows only 37 trees. It should be noted that the lack of landscaping could be attributed to the sites configuration and the decision of the applicant to forego landscaping to meet parking requirements. This statement is true to the east side of the property as the applicant is providing no perimeter landscaping in lieu of 24-foot access aisles and parking stalls.

- Elevation

The Elevation depicts a 3-story office building with a new exterior insulation finish system that will either replace or cover the existing brick veneer. The existing windows and horizontal bands of metal panels will be replaced with continuous horizontal glazing. In the front of the office complex, the new atrium addition matches the height of the existing structure at 35 feet.

## 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 P-R (Professional Office and Parking) zoning and C (Commercial) General Plan Designation are appropriate for adjacent development in this area.

- 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 does not meet the perimeter landscape buffer requirements or the amount of trees required. The applicant has requested a Waiver to mitigate these deviations from the standards. The deficiency of landscaping is justified as the configuration of the existing building and parking standards would be jeopardized.

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

The site gains access off of Charleston Boulevard, a 100-foot Primary Arterial and would not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed development does not meet the perimeter landscape buffer requirements. The applicant has requested a waiver to mitigate these deviations from the standards.

- 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 and landscape materials are appropriate for the area and the City of Las Vegas.

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

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety, and general welfare.

**PLANNING COMMISSION ACTION**

There was one speaker in favor and one opposed at the Planning Commission meeting. Conditions were amended as shown.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 18

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 390 by Planning Department

**APPROVALS** 0

**PROTESTS** 2