

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-13534 - APPLICANT/OWNER: RAINBOW STUDIOS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13537) shall be required.
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 site plan, landscape plan, and building elevations, date stamped 05/09/06, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan; Las Vegas Medical District Type B streetscape shall be required along Tonopah Drive.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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.

8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct all incomplete half-street improvements on Tonopah Drive adjacent to this site concurrent with development of this site.
16. 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.
17. The proposed driveways and gates must be approved by the City Traffic Engineer prior to the submittal of construction plans.
18. Landscape and maintain all unimproved right-of-way on Tonopah Drive, if any, adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public right-of-way adjacent to this site prior to occupancy of this site.
20. All private improvements and landscaping 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.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed Mixed Use Development consisting of 3,946 square feet of office space and 18 residential units on 0.69 acres at 611 South Tonopah Drive.

EXECUTIVE SUMMARY

The proposed Mixed-Use Development is in compliance with applicable plans and policies. The design of the project mirrors that of the already approved project The Avenue that is adjacent to this site on the south side. The project will assist in redeveloping this area and fulfills the intent of the Las Vegas Medical District Plan. A condition of approval has been added requiring Type B streetscape along Tonopah Drive per the Las Vegas Medical District Plan. As this plan is in compliance with requirements and is considered compatible with the area, approval is recommended.

BACKGROUND INFORMATION

A) Related Actions

06/22/06 The Planning Commission recommended approval of companion item SUP-13537 concurrently with this application.

06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #4/ng).

B) Pre-Application Meeting

04/19/06 A pre-application meeting was held and elements of a Mixed-Use Development in the Medical District were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this project, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.69

B) Existing Land Use

Subject Property: Single Family Residential
 North: Single Family Residential
 South: Single Family Residential
 East: Single Family Residential
 West: Office

C) Planned Land Use

Subject Property: MD-1 (Medical Support)
 North: MD-1 (Medical Support)
 South: MD-1 (Medical Support)
 East: MD-1 (Medical Support)
 West: P-O (Professional Office)

D) Existing Zoning

Subject Property: PD (Planned Development)
 North: PD (Planned Development)
 South: PD (Planned Development)
 East: PD (Planned Development)
 West: PD (Planned Development)

E) General Plan Compliance

The subject property is located in the Las Vegas Medical District and has an MD-1 (Medical Support) land use designation. The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical, medically-related, office, and professional uses. The proposed Mixed Use development is an allowable use with the approval of a Special Use Permit.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Las Vegas Medical District	X	
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Las Vegas Medical District

As noted above the project is located in the Las Vegas Medical District. A Special Use Permit is required for Mixed Use development. This application is intended to satisfy that requirement. The proposed development is in compliance with the standards of the Las Vegas Medical District.

PROJECT DESCRIPTION

The project calls for a total of four buildings. The first building is circular office tower that is four stories tall and is located in the front of the development. There are three residential buildings that are four stories in height and are located behind the office tower. This project is located adjacent to The Avenue, a sister project that is designed in a similar manner.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan Mixed Use developments are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, and residential adjacency standards in Title 19. The Development Standards are therefore defined by the Site Plan. For the purposes of this development the following setbacks are proposed and comparisons to the MD-1 land use designation standards are offered:

Standards	Required MD-1	Provided	Compliance
Min. Lot Width	N/A	125 Feet	N/A
Min. Setbacks			
• Front	5-15 Feet	10 Feet	Y
• Side	10 Feet	Zero Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	6 Feet	N
Max. Lot Coverage	50 %	33 %	Y
Max. Building Height	3 Stories/45 Feet	4 Stories 55 Feet	N

A2) Parking and Traffic Standards

Pursuant to the Las Vegas Medical District Plan a mixed use development is required to provide parking at the rate of one space for each residential unit, in addition the amount of parking required by Title 19 is required for non-residential uses.

Uses	GFA	Required		Provided		
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	2,028 SF	1:300	7	1		
Residential	18 Units	1 Space per Unit	18	0		
Sub Total			25	1	32	1
Total			25		32	

The proposed development is providing more spaces than are required by the Las Vegas Medical District Plan and Title 19. It is noted that in regard to the handicapped parking requirements for the residential use, one handicapped space is required per unit intended for occupancy by the handicapped; as there are none; no handicapped spaces are required for the residential element.

A3) Landscape and Open Space Standards

Per the Las Vegas Medical District Plan the applicant is required to provide landscaping in setback and non-work areas. The applicant has an acceptable landscape plan per the Medical District standards. It is noted that Las Vegas Medical District Type B Streetscape will be required along Tonopah Drive. Type B Streetscape is shown in Figure 3 on page 18 of the Las Vegas Medical District Plan and involves the required 5-15 foot landscape buffer/setback, a ten-foot public sidewalk with landscape, an eight-foot parking area on the street and a 12-foot travel lane.

B) General Analysis and Discussion

•Zoning

The property is zoned PD (Planned Development). The PD (Planned Development) District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD (Planned Development) designation is five acres. The development standards for this district would be per the Las Vegas Medical District Plan. The proposed project is in compliance with these standards.

- Site Plan

The site plan depicts a single four-story office tower near the front of the development. There are three residential buildings behind the office structure. The office structure is circular and the driveway surrounding it is in a crescent shape, one way in, one way out. There is parking along the sides for customers and visitors. The entry to the residential component is gated. Parking for residents and employees in the office building is located in this area. There is a pool and recreational area in the southeast corner of the development.

- Waivers

No Waivers have been requested as part of this Site Development Plan Review.

- Landscape Plan

Landscaping is provided around the base of the office structure. There are perimeter buffers where space is available. A median is provided through the center of the development terminating in a round about. A landscaped recreational area is provided in the southeast corner of the development that includes a pool, spa, and BBQ area. It is noted that the streetscape along Tonopah Drive will need to comply with Las Vegas Medical District Type B Streetscape standards.

- Elevation

Elevations show buildings four stories in height, a total of 55 feet. The office building has a circular shape. The residential buildings have parking on the ground level and three levels of residential. The buildings feature balconies, and a circular shaped brick feature to compliment the office structure.

- Floor Plan

Floor plans show typical layouts for the residential component. These will be loft style units. The office component is somewhat unique in that it has a circular shape. The offices will be approximately 1,054 square feet per level.

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 Avenue, another project by the same owner/designer is directly adjacent to the proposed development. These two projects will compliment each other. The Las Vegas Medical District Plan encourages mixed use projects and development of this nature through waiving the direct application of most development standards. The project is deemed compatible with adjacent development and development in the area and approval of this project is recommended.

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 proposed project is in compliance with applicable plans and policies. It is noted that the project requires a Special Use Permit for Mixed Use per the Las Vegas Medical District Plan; the applicant has applied for this item and is in compliance with this requirement. Additionally the project requires Las Vegas Medical District Type B Streetscape standards along Tonopah Drive, a condition of approval will be added to ensure that this requirement is met.

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

Site access is provided by Tonopah Drive, a 60-foot right of way. The driveway is designed as a one way in and one way out. There will not be a negative effect on Tonopah Drive due to this development.

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

Building materials and landscape materials are appropriate for the area and the City of Las Vegas. It is noted that the applicant intends to keep several of the large mature trees located throughout the development.

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;

Elevations and design characteristics are not unpleasing and will be harmonious and compatible with adjacent development and development in the area. They will match those of the already approved sister project The Avenue directly adjacent to the south.

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

The proposed development will not endanger the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 114

APPROVALS 0

PROTESTS 0