



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-18660 - APPLICANT/OWNER: FFPW MEDICAL
DEVELOPMENT, LLC

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-18908) shall be required, if approved.
2. Approval of this application shall expunge the previous Site Development Plan Review (SDR-14423), if approved.
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, and landscape plan, date stamped 12/11/06, and building elevations, date stamped 01/19/07 except as amended by conditions herein.
5. A Waiver to allow 41 trees in the parking lot landscape finger area where 45 trees in the parking lot landscape finger area are the minimum required is hereby approved.
6. 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.
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. 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. Coordinate with the City Surveyor to determine whether a Merger and ReSubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Pubic Works

14. Coordinate with the City Surveyor to determine the appropriate mapping method for this site; comply with the recommendations of the City Surveyor.
15. 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.
16. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Campbell Road and Dapple Grey Drive.
17. 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.

18. 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. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightsofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.
19. Site development to comply with all applicable conditions of approval for ZON-14420 and all other applicable site-related actions.
20. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the ITS Communication Infrastructure Phase III project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Surveyor.
21. The Applicant shall work with staff prior to submittal of a Site Development Plan Review to ensure that the final elevations of building pad(s) and parking lot are to the lowest height allowed by the Regional Flood Control District Manual and shall submit an exterior wall plan with the Site Development Plan Review showing existing and proposed grades, proposed wall heights and maximum retaining wall heights at the perimeters of the site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing four single story office buildings and three 2-story office buildings totaling 28,000 square feet of medical office space and 32,160 square feet of professional offices on the 4.16 acre site.

The proposed development is not consistent with city standards because the site exceeds the maximum lot coverage in an O (Office) Zoning District. Staff cannot support as it is the result of a self-imposed hardship.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/25/02	The Planning Commission tabled requests to amend a portion of the Centennial Hills Sector Plan (GPA-0008-02) from ML (Medium-Low Density Residential) to O (Office) and to Rezone (Z-0022-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 600 feet east of Fort Apache Road. Staff recommended denial of both requests.
08/21/02	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan (GPA-0011-02) from ML (Medium-Low Density Residential) to O (Office) on 10.00 acres adjacent to the northwest and northeast corner of Campbell Road and Cheyenne Avenue. The City Council also approved a Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road. The previous actions on the site (GPA-0008-02 and Z-0022-02) were expunged. Planning Commission and staff recommended approval.
05/21/03	The City Council approved a General Plan Amendment (GPA-1016) to SC (Service Commercial) and a Rezoning (ZON-1017) on the subject site. The City Council amended the Rezoning application (ZON-1017) to N-S (Neighborhood Service). The Planning Commission recommended approval.
11/05/03	The City Council approved a request for a Site Development Plan Review (SDR-2871) for a proposed 77,000 square foot mini-warehouse facility with Recreational Vehicle and Boat Storage located adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road. The Planning Commission and staff recommended approval.

05/06/04	The Planning and Development Department approved an administrative site plan and elevation drawing for a proposed slim-line wireless communication facility at the northwest corner of the subject site.
07/22/04	The Department of Building and Safety issued a building permit (#04019515) for a monopole and slim-line antennas at 9176 West Cheyenne Avenue. A final inspection was approved for the block wall enclosure on 12/03/04, but no final inspection for the wireless facility was approved.
08/04/04	The City Council approved the request for an Extension of Time (EOT-4691) on an approved Rezoning (Z-0063-02) from U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] to O (Office) on 2.68 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet west of Campbell Road.
09/15/04	The City Council approved the request for a Rezoning (ZON-4699) from U (Undeveloped) [O (Office) General Plan Designation] to O (Office) on 2.5 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a Vacation (VAC-4700) application for a Petition to Vacate U.S. Government Patent Easements generally located west of Campbell Road, north of Cheyenne Avenue. The Planning Commission and staff recommended approval.
12/02/04	The Planning Commission approved a request for a Tentative Map (TMP-5356) for a one-lot commercial subdivision on 5.36 acres adjacent to northwest corner of Cheyenne Avenue and Campbell Road. Staff recommended approval.
03/01/06	The City Council approved a General Plan Amendment (GPA-10763) to change the land use designation on this site from O (Office) and SC (Service Commercial) to ML (Medium-Low Density Residential), a Rezoning (ZON-10766) to R-PD7 (Residential Planned Development 7 Units Per Acre), a Variance (VAR-10765) to allow a reduction in required open space, and a Site Development Plan Review (SDR-10769) for a proposed 56-lot single-family residential development with this item. The City Council approved SDR-10769 for a maximum of 55 lots. The Planning Commission and staff recommended denial.
09/06/06	The City Council approved a General Plan Amendment (GPA-14417) to change the land use designation on this site from ML (Medium-Low Density Residential), to O (Office) and to a Rezoning (ZON-14420) from: U (Undeveloped) [ML (Medium-Low Density Residential) Master Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per acre) to: O (Office), and a Site Development Plan Review (SDR-14423) for a 58,400 square foot office development.
10/05/06	The City Council approved a request for a Tentative Map (TMP-16175) for a one-lot commercial subdivision on 5.0 acres at 9040 and 9092 West Cheyenne Avenue.

01/25/07	<p>The Planning Commission recommended approval of companion item VAR-18908 concurrently with this application.</p> <p>The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #59/jm).</p>
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<i>Pre-Application Meeting</i>	
11/20/06	<p>A pre-application meeting was held. It was noted that this would be a major amendment to the approved Site Development Plan Review (SDR-14423). After reviewing the submittal, staff discovered that the applicant supplied an incorrect acreage total for the site. The Site Development Plan Review application supplied a gross acreage where it should have been net acreage for the site. As calculated in net acres, the site exceeds the maximum lot coverage for an O (Office); therefore, the application needs a Variance.</p>
<i>Neighborhood Meeting</i>	
<p>A neighborhood meeting was not held, nor was one required.</p>	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	U (Undeveloped) Under Resolution of Intent to O (Office)
North	Single Family Residential	ML (Medium Low) Residential	R-CL (Single Family Compact-Lot)
South	Single Family Residential	ML (Medium Low) Residential	P-C (Planned Community)
East	Office Buildings	O (Office)	P-R (Professional Office and Parking)
West	Undeveloped	ML (Medium Low) Residential	U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Special Purpose and Overlay Districts		X	Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 Feet	608 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	25 Feet 10 Feet 15 Feet 15 Feet	25 Feet 15 Feet NA NA	Y
Max. Lot Coverage	30%	33%	N*
Max. Building Height	2 stories or 35 feet	2 stories and 35 Feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Yes	Yes	Y

A Variance (VAR-18908) application is required.

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

<i>Uses</i>	<i>GFA</i>	<i>Required</i>			<i>Provided</i>	
		<i>Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			<i>Regular</i>	<i>Handicap</i>	<i>Regular</i>	<i>Handicap</i>
Medical Offices	28,000	One space for each 200 S.F. of GFA up to 2,000 S.F., plus one space for each additional 175 S.G.	159		204	
Professional Offices	32,160	One space for each 300 S.F. of GFA	108		74	
Total			267	7	267	7
Loading Spaces	60,160		3		3	

Pursuant to 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	60 Feet	72.5 Feet	Y

Pursuant to Title 19.12, the following landscape standards apply:

<i>Standards</i>	<i>Required</i>		<i>Provided</i>
	<i>Ratio</i>	<i>Trees</i>	
Parking Area	1 Tree / 6 Spaces	45 Trees	41 Trees*
Buffer:			
Min. Trees			
• North	1 Trees/ 20 Linear Feet	30 Trees	43 Trees
• South		31 Trees	27 Trees
• East	1 Trees/ 20 Linear Feet	9 Trees	13 Trees
• West		13 Trees	12 Trees
	1 Trees/ 30 Linear Feet		
	1 Trees/ 20 Linear Feet		
Min. Zone Width			
• North	8 Feet		10 Feet
• South	15 Feet		25 Feet
• West	15 Feet		15 Feet
• East	15 Feet		15 Feet
			15 extra trees are provided on site.

*Waiver of landscape parking fingers.

ANALYSIS

- Zoning

The proposed medical and professional office development is consistent with the O (Office) Zoning District.

- Residential Adjacency

The site is adjacent to residential properties to the north; therefore, Title 19.08.060 Residential Adjacency Standards apply. This standard requires that no building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope. By these standards, Building A is 20 feet in height and is required to be 60 feet setback from the protected property to the north. Building A is 72.5 feet in distance from the protected property; therefore, is in compliance.

- Site Plan

The applicant is proposing four single story office buildings and three 2-story office buildings totaling 28,000 square feet of medical office space and 32,160 square feet of professional offices on the 4.16 acre site. On 09/06/06, a Site Development Plan Review (SDR-14423) was approved for the site for a 58,400 square-foot office development consisting of one 2-story and four single story office buildings totaling 36,400 square feet of medical office space and 22,000 square feet of professional offices. This included a General Plan Amendment (GPA-14417) to change the land use designation on this site from ML (Medium-Low Density Residential), to O (Office) and a Rezoning (ZON-14420) from U (Undeveloped) [ML (Medium-Low Density Residential) Master Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per acre) to O (Office).

The applicant has supplied a different office layout and increased the office floor area. Per Title 19.18 the increase in the floor area necessitates a Major Amendment, or a Site Development Plan Review. In addition, the previous application, Site Development Plan Review (SDR-14423) supplied an incorrect acreage total for the site. The SDR supplied a gross acreage where it should have been net acreage for the site. As calculated in net acres, the site exceeds the maximum lot coverage for an O (Office); therefore, the application needs a Variance.

- Waivers

The applicant is requesting a Waiver to allow 41 trees in the parking lot landscape finger area where 45 trees in the parking lot landscape finger area are the minimum required.

- Landscape Plan

On the perimeters of the development along Cheyenne Avenue, Campbell Road and Dapple Grey Road, the applicant provides 15 feet of landscape buffer with 24-inch Shademaster Honey Locust, Arizona Ash, and Southern Live Oak spaced appropriately. In the interior, the applicant provides eight feet of landscape buffer with 24-inch Aleppo Pine spaced appropriately.

Title 19.10 Parking, Loading and Traffic standards requires a landscape island for every six uncovered parking spaces. The applicant is providing sufficient landscape islands on the site.

- Elevation

The building elevations depict a three 2-story, 35-Foot office building and four, ranging from 20-foot to 23-foot, single-story office buildings with exteriors of stone veneer, painted panels and aluminum window systems.

- Floor Plan

No floor plans were provided with this application.

- Trails

A Pedestrian Path alignment exists along the north side of Cheyenne Avenue, adjacent to the proposed development. A Pedestrian Path is a dedicated route for pedestrians and other trail users proposed for rights-of-way in developed areas where enough right-of-way to accommodate a multi-use trail cross section requirement is not available. The cross section requires less width due to a reduction in amenity but provides an unobstructed path for trail users. The site path is in conformance with the Pedestrian Path cross-section.

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 development is compatible with other commercial development that is occurring at this intersection. However, staff cannot support this development as is not consistent with city standards because the site exceeds the maximum lot coverage in an O (Office) Zoning District. Staff cannot support as it is the result of a self-imposed hardship.

- 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 development is not consistent with city standards because the site exceeds the maximum lot coverage in an O (Office) Zoning District. Staff cannot support as it is the result of a self-imposed hardship.

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

Cheyenne Avenue, a Primary (100-foot) Arterial, is fully constructed and will provide access to the proposed development. Improvement to Dapple Grey Road and Campbell Road, both 60-foot public streets, will be adequate to meet the requirements of the proposed development.

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

The proposed building materials and landscape materials are appropriate for the area and for the City.

- 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 building elevations, design characteristics, and other architectural and aesthetic features are attractive and compatible with 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

7

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 428 by Planning Department

APPROVALS 0

PROTESTS 0