



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

** CONDITIONS **

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19680) 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 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.04 is hereby approved, to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required.
5. An Exception from Title 19.10.010 J is hereby approved, to allow eight parking lot trees where ten are required.
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. Only as required for commercial development.
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 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.
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. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the D Street/F Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
16. Coordinate the right-of-way requirements pertaining to the D Street/F Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation, if necessary, for all landscaping and private improvements in the Bonanza Road public rightofway adjacent to this site.

18. A Drainage Plan and Technical Drainage Study 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
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. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Bonanza Road.
22. Site development to comply with all applicable conditions of approval for ZON-19680 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 10,771 square foot rescue mission and waivers of the perimeter landscape buffer standard to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required on 1.82 acres on the northeast corner of F Street and Bonanza Road.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| | A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review. |
| 03/22/07 | The Planning Commission recommended approval of companion items ZON-19680 and SUP-19681 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #39/ar). |
| <i>Pre-Application Meeting</i> | |
| 01/17/07 | Staff explained the requirements for a zone change on this site |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required for this type of application. | |

| <i>Details of Application Request</i> | | | |
|--|--------------------------|--------------------------------|--------------------------------|
| <i>Site Area</i> | | | |
| Gross Acres | 1.82 | | |
| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
| Subject Property | Undeveloped | LI/R (Light Industry/Research) | R-4 (High Density Residential) |
| North | I-15 | I-15 | I-15 |
| South | Storage | LI/R (Light Industry/Research) | M (Industrial) |
| East | Warehouse | LI/R (Light Industry/Research) | M (Industrial) |
| West | Auto repair shop | LI/R (Light Industry/Research) | M (Industrial) |

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

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

DEVELOPMENT STANDARDS

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|----------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | N/A | 1.82 acres | N/A |
| Min. Lot Width | 100 Feet | | Y or N |
| Min. Setbacks | | | |
| • Front | • 10 Feet | • 24 Feet | • Y |
| • Side | • 10 Feet | • 177 Feet | • Y |
| • Corner | • 10 Feet | • 34 Feet | • Y |
| • Rear | • 20 Feet | • 20 Feet | • Y |
| Max. Lot Coverage | N/A | 33 % | Y |
| Max. Building Height | N/A | 35 Feet | Y |
| Trash Enclosure | Roofed/screened | Roofed/screened | Y |

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 105 Feet | 436 Feet | Y |
| Trash Enclosure | 50 Feet | 436 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 | 10 Trees | 8 Trees | N |
| Buffer: Min. Trees | 1 Trees/30 Linear Feet | 38 Trees | 19 Trees | N |

| | | | |
|-----------------|---------|------------------------|---|
| Min. Zone Width | | | |
| North prop line | 15 Feet | 0 Feet along a portion | N |
| South prop line | 15 Feet | 0 Feet along a portion | N |
| East prop line | 8 Feet | 0 Feet | N |
| West prop line | 15 Feet | 15Feet | Y |

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|----------------------------|--|----------------------|-----------------|--------------|-----------------|--------------|-------------------|
| <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 | |
| Proposed Rescue Mission | 16 beds | 1 space per 4 beds | 4 | | | | |
| Existing Thriftshop | 8654 sf | 1/250 | 35 | | | | |
| Existing storage | 6,765 sf | 1/1000 | 7 | | | | |
| TOTAL | | | 46 | 2 | 55 | 2 | Y |
| Loading Spaces | | | 1 | | 1 | | Y |

| Waivers | | |
|---|--------------------|--|
| Request | Requirement | Staff Recommendation |
| No landscaping along a portion of the north property line | 15 Feet | Approval- new landscaping is proposed adjacent to new building Location of existing building prevents compliance along entire property line. |
| No landscaping along a portion of the south property line | 15 Feet | Approval- new landscaping is proposed adjacent to new building Location of existing building prevents compliance along entire property line. |
| No landscaping along the east property line | 0 Feet | Approval parking lot of existing building prevents compliance. |

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

The elevations depict a split fact block exterior with a typical building height of 26 feet. A decorative, reminiscent of a light house, has a height of 35 feet and is located along the east edge of the building.

The floor plans indicate a 16 bunk sleeping area and a dining hall with a maximum capacity of 16 people.

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;
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;
3.
Site
access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4.
Building 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;

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

In regard to 1:

The proposed development is compatible with existing and proposed development in the area.

In regard to 2:

The proposed development is not in compliance with the city's landscaping standards. However, staff notes that the areas of non-compliance are adjacent to existing building and that additional landscaping areas are proposed adjacent to the new building.

In regard to 3:

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Bonanza Road, a Primary Arterial on the Master Plan of Streets and Highways. Bonanza Road will be adequate in size to meet the traffic of the proposed development.

In regard to 4:

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

In regard to 5:

The building elevations and design characteristics of the proposed buildings are well-suited for the area and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to 6:

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 opposition to the landscape waiver.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0