



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-21141 - APPLICANT/OWNER: BELL REAL ESTATE

** CONDITIONS **

The Planning Commission (6-0 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, landscape plan, and building elevations, date stamped 04/09/07, except as amended by conditions herein.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. (1) Right-of-Way improvements in accordance with the Downtown Centennial Plan Streetscape Standards shall be incorporated into the site plan comprised of a minimum five foot wide amenity zone and 10 foot wide unobstructed sidewalk along Industrial Road. (2) A total of eight handicapped accessible parking spaces for the automotive repair component shall be incorporated into a revised site plan.
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. The technical landscape plan shall include the following changes from the conceptual site/landscape plan: (1) Provide seven 15-foot tall shade trees spaced 30-feet on center within the amenity zone.
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. 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.
12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Per the approved Master Plan of Streets and Highways (MSH13509); dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Industrial Road prior to the issuance of any permits. This dedication shall not be enforced where existing buildings are within the requested dedication area.
15. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Industrial Road.
16. Landscape and maintain all unimproved right-of-way, if any, on Industrial Road adjacent to this site. All landscaping and private improvements 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.

17. Submit an Encroachment Agreement for all landscaping, if any, located in the Industrial Road public right-of-way adjacent to this site prior to occupancy of this site.
18. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for SDR-11676 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Major Modification to an approved Site Development Plan Review (SDR-11676) for a proposed 401,140 square foot, 79 foot tall parking structure with 80,000 square foot auto repair garage (Major), first floor office, and 1,015-space parking garage on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road.

The project scope has been changed to increase the square footage of the auto repair garage from 41,777 to 80,000 square feet. The building height is also increased from 73 feet to 79 feet. The new parking structure is designed to connect with the existing parking structure to the north. Automotive repair and parking will not be open to the general public and will be devoted to fleet storage and maintenance of an existing sightseeing service operation.

The project area is appropriate for the proposed use and with project conditions will be consistent with the Downtown Centennial Plan North Gateway District development standards. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/18/95	The City Council approved the Special Use Permit (U-105-95) for the 12-foot x 24foot Off-Premise Advertising (Billboard) Sign on this site subject to a five-year review.
12/06/00	The City Council approved a Required Review [U-105-95(1)] for the 12-foot x 24foot Off-Premise Advertising (Billboard) Sign on this site subject to a five-year review. Staff and the Planning Commission recommended approval on 10/26/00.
03/02/05	The City Council approved a Special Use Permit (SUP-5759) for an existing 40-foot high, 12-foot x 24-foot Off-Premise Advertising (Billboard) Sign. Staff and the Planning Commission recommended approval on 01/27/05.
03/23/06	The Planning Commission voted to hold this item in abeyance to allow the applicant to redesign the project.
04/13/06	The Planning Commission voted to hold this item in abeyance to allow the applicant to redesign the project.
05/11/06	The Planning Commission held this item in abeyance in order for the applicant to address employee parking. The applicant has submitted a letter detailing on-site and off-site parking. The letter has been place behind the justification letter.

07/12/06	The City Council approved a Site Development Plan Review (SDR-11676) for a 401,140 square foot parking structure comprised of a 25,906 square foot auto repair garage (Major), a 1,208-space parking garage, and a Waiver of the Downtown Centennial Plan Stepback Requirement on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road. The Planning Commission and staff recommended approval.
05/24/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #12/ja).
Related Building Permits/Business Licenses	
Active	Two business licenses are currently active at 2030 Industrial Road for the operation of Sightseeing Bus/Limousine Services (T02-875-128-222 and T02-266-277-33).
Pre-Application Meeting	
03/26/07	A Pre-Application Meeting was held where Planning staff advised the applicant of the required Major Modification to Site Development Plan Review (SDR-11676).
Neighborhood Meeting	
A Neighborhood Meeting is not required for this application type nor was one held.	

Field Check	
04/23/07	A site visit was conducted and the project parcels are currently being utilized for taxi-bus parking.

Details of Application Request	
Site Area	
Net Acres	1.77 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Taxi parking	LI/R (Light Industrial/Research)	M (Industrial)
North	Office building	LI/R (Light Industrial/Research)	M (Industrial)
South	Office building	LI/R (Light Industrial/Research)	M (Industrial)
East	Industrial	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
West	Union-Pacific Railroad ROW	Union-Pacific Railroad ROW	Union-Pacific Railroad ROW

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, and lot coverage requirements. The following Downtown Centennial Plan Northern Strip Gateway District Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	1.77 acres	Y
Min. Lot Width	NA	305 feet	Y
Min. Setbacks		22 feet*	Y
• Front	Exempt	4 and 0	
• Side	0	feet	
• Corner	-	-	
• Rear	0	0 feet	
Max. Lot Coverage	NA	NA	Y
Max. Building Height	NA	79 feet	Y
Trash Enclosure	Walled/roofed	Interior	Y
Mech. Equipment	Screened	Screened	Y
Loading zone	1	Interior	Y

*Development Coordination will require an additional 10 feet of ROW along the project frontage resulting in a 12 foot setback along the project frontage. Additionally, a condition will be incorporated into the project requiring compliance with the Downtown Centennial Plan Streetscape Standards for a 10 foot wide sidewalk and a minimum five foot wide amenity zone along Industrial Road. Because this sidewalk can be incorporated into the expanded right-of-way, and because the current 22 foot wide landscape buffer can be reduced to five feet, staff finds that the current site plan can be revised to accommodate this improvement.

Industrial zoned properties are exempt from the zero foot front setback requirement pursuant to G.1.a of the Downtown Centennial Plan - Northern Strip Gateway District Site Planning Standards.

The property is subject to the Streetscape Standards of the Downtown Centennial Plan as listed below:

Streetscape Standards Northern Strip Gateway District				
Standards	Ratio/Required	Trees	Provided	Compliance
<ul style="list-style-type: none"> Other North/South Street (Industrial Road) 	1 Tree/30 Feet	8 Trees	13 Trees	Y
Right-of-Way Improvements	10 foot wide sidewalk plus Minimum 5 foot wide amenity zone	1 Tree/30 feet OC: 7 Trees	0 feet	N
Total		15 Trees	13 Trees	N

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of parking requirements. The following table details the parking figures for the development:

Uses	GFA	Provided	
		Parking	
		Regular	Handicap
Auto Repair Garage (Major)	80,000 SF	320*	4**
Parking Garage	321,140 SF	695	0
Total	401,140 SF	1,015 spaces	

*Although the project does not meet Title 19.04 Auto Repair Garage (Major) use parking standards the auto repair will be for servicing of vehicles associated with the sightseeing bus service operation and additional vehicle parking will be available on-site within the structure.

**Five additional handicapped accessible parking spaces are required for a total of 9. A condition will be incorporated into the project to ensure compliance with Title 19.10 Handicapped Parking Standards and the Americans with Disabilities Act (ADA) accessibility requirements.

ANALYSIS

- **General Plan and Zoning**

The project is located on property designated for M (Industrial) use in the General Plan with the underlying zone of LI/R (Light Industrial/Research) consistent with the M land use designation. The Auto Repair Garage (Major) use is Conditional in the M (Industrial) zoning district and this proposal is in compliance with all required conditions. The proposed parking structure is a permitted use.

Pursuant to Title 19.06.060, the project is exempt from the automatic application of building height, lot coverage, parking and landscaping requirements, and setbacks. The project requires compliance with the Downtown Centennial Plan Northern Strip Gateway District Site standards. Surrounding land use includes the Union-Pacific Railroad Right-of-Way to the west, an existing parking structure to the north, and light industrial/research uses to the south and east.

Major Modification Project Comparison

Project Modifications	Previous Approval SDR-11676	Current Request - SDR-21141
Square footage:		
Auto Repair Garage (Major):	41,777 square feet	80,000 square feet
Parking Garage:	359,363 square feet	321,140 square feet
Total Square footage:	401,140 square feet	401,140 square feet
Streetscape Standards Sidewalk	11 foot wide sidewalk, 5 foot wide amenity zone	5 foot wide sidewalk and no amenity zone*
Trees	13 trees	13 trees
Building Height	73 feet	79 feet
Setbacks	Front: 20 feet Side: 0 feet Rear: 0 Feet	Front: 22 feet** Side: 4 feet, and 0 feet Rear: 0 feet

* The project will be conditioned to ensure compliance with the streetscape standards.

**Additional 10 feet of ROW will be required thereby reducing the front setback to 12 feet.

- **Current Site Plan**

The site plan depicts a six-story 401,140 square-foot parking structure with 80,000 square foot Auto Repair Garage (Major) on the ground floor. The proposed development will not have side or rear property line setbacks as these are not required per the Downtown Centennial Plan. The properties are zoned as Light Industrial /Research and as such is exempt from the zero foot setback requirement.

The site will receive access via a drive from Industrial Road, a Primary (100-foot) street on the Master Plan of Streets and Highways. The site indicates four handicapped accessible parking spaces for the auto repair establishment however this does not meet Title 19.04 parking requirements. The applicant has stated acceptance of a condition requiring submittal of a revised site plan that includes a total of eight handicapped accessible spaces. The remaining 695 spaces will be used for the bus/limousine service fleet storage and will not be open for public use.

- **Elevations**

Project elevations show a six story structure with a height of 79 feet. The exterior treatments include a paint color palette comprised of Vanderbilt Gray, Travertan, and Navajo White.

- **Floor Plan**

The floor plan depicts the first floor would operate as office space and auto repair facility; second floor will comprise of an office with training facilities and fleet parking; and fleet parking on all remaining floors above.

- **Downtown Centennial Plan Streetscape Standards**

The project is subject to compliance with the Downtown Centennial Plan Northern Strip Gateway District standards. The project site plan does not indicate the required five foot wide amenity zone and 10 foot wide sidewalk along Industrial Road. A condition of approval shall be incorporated into the project requiring submittal of a revised site plan with proposed landscaping. Because this sidewalk can be incorporated into the expanded right-of-way, and because the current 22 foot wide landscape buffer can be reduced to five feet, staff finds that the current site plan can be revised to accommodate this improvement.

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 parking structure is an industrial use that will complement neighboring development and development in the vicinity.

- 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;**

With incorporation of project conditions related to the Downtown Centennial Plan Streetscape Standards and handicapped parking requirements, the project will conform with the General Plan, Title 19, all other related plans, policies, and standards.

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

The project will have adequate automobile access via Industrial Road and will not result in adverse effects to street operations.

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

With conformance with the project conditions the proposal will result in building and landscape materials appropriate for the Downtown Centennial Plan area.

- 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 various architectural elements provide an adequate amount of facade articulation for the intended use. The building is not unsightly in appearance and is harmonious and compatible with development in the area.

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

The project will be subject to inspections and appropriate measures will be implemented to reduce potential effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 135 by Planning Department

APPROVALS 0

PROTESTS 0