



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-21151 - APPLICANT: BANK OF AMERICA - OWNER:
CITY OF LAS VEGAS REDEVELOPMENT AGENCY**

**** 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 [04/10/07], except as amended by conditions herein.
3. Waiver from 19.12.040 is hereby approved, to allow a zero foot landscape buffer for 152 lineal feet along the north property line.
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. 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. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Martin L. King Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. 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.
14. 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.
15. Landscape and maintain all unimproved right-of-way within the 54-foot radius located on the northeast corner of Washington Avenue and Martin L. King Boulevard.
16. Submit an Encroachment Agreement for all landscaping located within the Washington Avenue and Martin L. King Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
17. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 4,454 square foot bank with a Waiver to allow a zero foot landscape buffer along 152 feet of the north property line where a minimum eight foot wide buffer is required. The project parcel is a partially developed 1.4 acre site located at the northeast corner of Martin L. King Boulevard and Washington Avenue within the Las Vegas West Plan area. An existing bank located on the southwest corner of the intersection of Martin L. King Boulevard and Washington Avenue will be relocated to the project site subsequent to the final decision of this request.

Implementation of the proposal will meet the Revitalization goals and objectives of the General Plan and Redevelopment Plan. The project as proposed satisfies all conditional use regulations. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/18/84	The City Council approved a Rezoning (Z-0018-84) to C-1 (Limited Commercial) for the shopping center on this property. The Planning Commission recommended approval.
09/19/90	The City Council approved a Special Use Permit (U-0152-90) for a tavern on this property. The Planning Commission recommended approval. This Special Use Permit has expired.
03/24/97	The City Council approved a Special Use Permit (U-0002-97) for the sale of beer and wine for off-premises consumption in conjunction with a convenience store on this property. The Planning Commission recommended approval. This Special Use Permit has expired.
11/10/97	The City Council approved the first Required Six Month Review [Y-0002-97(1)] on the approved Special Use Permit which allowed the off-premises sale of beer and wine in conjunction with the convenience store subject to a six month review.
06/08/98	The City Council approved the second Required Six Month Review [U-0002-97(2)] on the approved Special Use Permit which allowed the off-premises sale of beer and wine in conjunction with the convenience store subject to a six month review.
01/11/99	The City Council approved the third Required Six Month Review [U-0002-97(3)] on the approved Special Use Permit which allowed the off-premises sale of beer and wine in conjunction with the convenience store. No further reviews were required.

05/16/02	The City Council denied the privileged license for the off-premises sale of beer and wine in conjunction with the convenience store. Therefore, the Special Use Permit (U-0002-97) is no longer valid.
05/24/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #13/ja).
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
03/23/2007	A Pre-Application meeting was held where Planning staff advised the applicant of the Site Development Plan requirements including landscaping, parking, and setbacks.
Neighborhood Meeting	
A Neighborhood Meeting was not held nor is one required for this application type.	

Field Check	
04/23/2007	A site visit was conducted and the property is partially developed with landscape planters, paved parking, and an undeveloped portion along the eastern property line.

Details of Application Request	
Site Area	
Net Acres	1.57 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Paved Parking lot with undeveloped dirt area	C (Commercial)	C-1 (Limited Commercial)
North	Commercial	C (Commercial)	C-1 (Limited Commercial) and R-E (Residence Estates)
South	Community Recreation Facility	C (Commercial)	C-V (Civic)
East	Residential	L (Low Density Residential)	R-1 (Single family Residential)
West	Undeveloped dirt lot	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
West Las Vegas Plan	X		Y

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

The following Title 19.08 Commercial Development Standards apply to the project:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	195 feet	Y
Min. Setbacks			
• Front	20	57	Y
• Side	10	80	Y
• Corner	15	72	Y
• Rear	20	142	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	7 percent	Y
Max. Building Height	NA	24 feet	Y
Trash Enclosure	NA	Interior	Y
Mech. Equipment	Screened	Screened	Y

The following Title 19.12 Landscape Standards apply to the project:

<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 Trees/ 6 Space	7 Trees	27 Trees	Y
Buffer: Min. Trees	• East property line: 1 Tree/35 Linear Feet	8 Trees	8 Trees	Y
	• Along ROW: 1 Tree/30 Linear Feet	6 Trees (Marting L. King Blvd.)	6 Trees	Y
		6 Trees (Washington)	6 Trees	Y
	• Interior Lot Lines: 1 Tree/30 Linear Feet	8 Trees	1 Tree	N*
TOTAL		35 Trees	48 Trees	Y

Min. Zone Width	15 Feet along ROW 8 Feet interior lot lines	15 feet 0 feet	Y N*
Wall Height	NA	NA	Y

*A Waiver shall be considered to allow a zero foot landscape buffer along a 152 foot segment of the north property line.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution General (Bank) with Drive-thru	4,454 square feet	1 space per 200 sf of gfa	22	1	43	2	Y
SubTotal			22		43		Y
TOTAL			22		43		

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Zero foot landscape buffer for 152 feet of the North Property Line	8 foot buffer	APPROVE

ANALYSIS

- General Plan and Zoning**

The project site is designated in the General Plan for commercial uses with the underlying C-1 zone allowing for the operation of a Financial Institution, General with drive-through service subject to the Conditional Use regulations. Existing land uses surrounding the project site include a commercial center to the north, single family residential to the east, public recreation facility to the south, and undeveloped residential property to the west. The project is located within a General Plan designated Revitalization area and Redevelopment Plan area. The intent of Goal 2 of the General Plan which focuses on sustaining the vitality of mature neighborhoods through implementation of appropriate and selective high quality redevelopment will be achieved with this project as proposed.

- **Site Plan**

The project proposes construction of a one-story 4,454 square-foot bank with drive through facilities on a partially developed 1.4 acre site. The existing site contains an underutilized paved parking lot and a vacant fenced-in dirt lot area. Vehicular access will be provided via a driveway along Washington Avenue, and two driveways along Martin L. King Boulevard. A 30-foot driveway is proposed along the northern property line with the adjacent commercial parcel to the north.

Additionally, the project includes drive through service facilities with stacking lanes for 12 vehicles leading to four transaction machines situated below an open canopy.

- **Elevations**

Project elevations indicate the project will result in a modern architectural design featuring the use of stucco, glass, metal and aluminum finishes. The color scheme includes the use of gray, moss, and tundra for the stucco, and red and blue accenting on the facade and signage. Aluminum doors along with clear insulated and glazed glass are proposed for the main entry.

- **Parking**

Pursuant to Title 19.04 the project provides more than adequate parking with 43 spaces proposed where 22 are required by code.

- **Landscape Plan**

A request for a Waiver of the perimeter landscape buffer along the north property line is included in this proposal to allow a zero foot landscape buffer where a 30-foot wide driveway will be constructed for 152 lineal feet. Staff supports the Waiver as additional trees are proposed throughout the interior of the site further enhancing the area over existing conditions. Along all other property lines 24-inch box trees will be installed within the parking lot and required islands.

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 project site is an underdeveloped parcel that will result in redevelopment appropriate with surrounding residential, commercial, and public uses.

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 project is located within a General Plan designated Revitalization area and will result in acceptable reuse of an underutilized parcel.

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

Vehicular access and roadway capacity to the project site is adequate.

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

Building materials and landscaping will assist in improving the community character.

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 depict a project design featuring modern architecture which will assist the City in achieving the General Plan goal of sustaining mature neighborhoods through implementation of revitalization proposals.

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

No adverse effects to public health and safety will result with implementation of the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 209

APPROVALS 0

PROTESTS 0