



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20812 - APPLICANT: CRAIG AND CRETE
DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-20-97), Variance (VAR-20816) and Variance (VAR-21609) if approved.
2. Pinto Lane shall be developed in accordance with the Type B Streetscape as depicted in Figure Three of the Las Vegas Medical District Plan.
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, landscape plan, and building elevations, date stamped 04/16/07, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow portions of the south and west perimeter landscape planters to be five-foot wide.
6. 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. Install landscape fingers every six spaces in the parking area adjacent to the building.
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 luminaires. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 15-foot radius on the southwest corner of Pinto Lane and Tonopah Drive prior to the issuance of any permits.
15. Construct all incomplete half-street improvements in accordance with the Las Vegas Medical District Plan standards on Pinto Lane and Tonopah Drive adjacent to this site concurrent with development of this site. Tonopah Drive shall be constructed as a Type A streetscape per Figure 2 of the Las Vegas Medical District Plan standards.
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. Submit an application for a deviation from Standard Drawing #222a for the depth and width of the driveways accessing this site from Pinto Lane and Tonopah Drive.
18. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on Pinto Lane and Tonopah Drive, if any, adjacent to this site. 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.

20. 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.
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.
22. Site development to comply with all applicable conditions of approval for Z2097 and all other applicable site-related actions.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed three-story, 15,000 square foot non-medical and medical office building and a waiver to reduce portions of the south and west perimeter landscape areas to five-feet, on an undeveloped 0.7 acre parcel located within UMC (Las Vegas Medical District), at 600 Tonopah Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
05/27/97	The City Council approved a Rezone (Z-0020-97) application, rezoning the Las Vegas Medical District to PD (Planned Development).
06/19/02	The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the plan document.
05/24/07	The Planning Commission recommended approval of companion items VAR-20816 and VAR-21609 concurrently with this application. The Planning Commission voted 5-1/rt to recommend APPROVAL (PC Agenda Item #39/lhm).
<i>Pre-Application Meeting</i>	
02/05/07	At the pre-application conference, issues were discussed relative to the development standards in the Las Vegas Medical District.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required as part of this application request, nor was one held.
<i>Field Check</i>	
04/04/2007	Undeveloped lot in Las Vegas Medical District area; Office next door, residential in back. Three story (lofts) building being built south of site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.7

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PD (Planned Development)	P-O (Professional Office)
North	Pinto Lane/Offices	PD (Planned Development)	MD-1 (Medical Support)
South	Medical Office	PD (Planned Development)	P-O (Professional Office)
East	Single-family dwelling	PD (Planned Development)	P-O (Professional Office)
West	Single-family dwelling	PD (Planned Development)	P-O (Professional Office)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		N
<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	N/A
Rural Preservation Overlay District		X	Y or N
Development Impact Notification Assessment		X	Y or N
Project of Regional Significance		X	Y or N

Las Vegas Medical District

The parcel is located within the Las Vegas Medical District, which is intended to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians. The subject property is designated as UMC (Las Vegas Medical District) under the Southeast Sector Plan of the General Plan. The Las Vegas Medical District designates the area as PO (Professional Office). The Medical Support category is intended to allow the conversion of existing single family residential structures to low intensity commercial uses and administrative and professional offices. However, the assemblage of more than one lot and the demolition of the existing structures to construct a new structure is also encouraged.

Airport Overlay District

The parcel is located within the boundaries of the Airport Overlay District; any structure over 175 feet in height requires the submittal of a Special Use Permit application. As the structure is less than the specified height, no Special Use Permit application is necessary.

DEVELOPMENT STANDARDS*Las Vegas Medical District Plan*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.7 acres	Y
Min. Lot Width	Existing	157.37 feet	Y
Min. Setbacks			
• Front	5 15 Feet	15 Feet	
• Side	10 Feet	70 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	150 Feet**	823	N
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	40%	Y
Max. Building Height	2 Stories (35 Feet)	50 Feet	N
Trash Enclosure	N/A	50 Feet	N/A

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	153 Feet	823	N

Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

The Las Vegas Medical District Plan Standards allow a two story building up to 35 feet in height, within the PO (Professional Land Use) designation, may be constructed to the applicable setback line that is established in the zoning district in which the property is located. The proposed building height of 50 feet exceeds the allowable 35 feet and is subject to Residential Adjacency Standards in the rear yard, which requires a 153 foot setback from the rear property line. A rear yard building setback of 82 feet 3 inches is shown on the submitted site plan, thus, the rear setback requires the building to have an additional 70 feet and 7 inches distance from the residential dwelling, therefore, is not in compliance with the required Residential Adjacency Standards. Per the Las Vegas Medical District Plan any requested deviation of these standards shall be deemed a Variance and will be processed in accordance with the requirements of Title 19 as amended.

As Per Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 tree/6 spaces	Trees	Trees	Y or N
Buffer:				
Min. Trees				
Pinto Lane	1 Tree / 30 Linear Feet	7 Trees	7 Trees	Y
Tonopah Drive	1 Tree/ 30Linear Feet	6 Trees	6 Trees	Y
West Perimeter	1 Tree / 20 Linear Feet	8 Trees	4 Trees	N
South Perimeter	1 Tree/30 Linear Feet	6 Trees	6 Trees	Y
TOTAL		27 Trees	23 Trees	N

Las Vegas Medical District

Streetscape Standards	Required	Provided	Compliance
Type B Streetscape as per the Las Vegas Medical District Plan for Pinto Lane and Tonopah Drive are 60 ROW	5-15 landscape buffer + 10 Public Sidewalk w/Landscape (Preferred: Street trees to be back of curb; or Alternative: tree location back of sidewalk).	Trees are 20 on center in back of sidewalk.	Y
	Tree Grates for every street tree located in the public sidewalk.	Not shown	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	7,500 sf	1/300	25	3	25	3	Y
		1/200 sf of gfa up to 2000 sf plus 1 for each addl 175 sf.					
Medical Office	7,500 sf		38		47		Y
SubTotal	15,000 sf		63		72		Y

Monument Signs: [type in sign reference]		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	60 SF /sign	28 SF / Monument Sign
Maximum Height	8 Feet	4 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Not Indicated

Waivers		
Request	Requirement	Staff Recommendation
To allow a 5 landscape buffer along the south and west property lines.	8 wide landscape buffer	Denial

Per Title 19 this is a deviation from commercial design standards and is therefore able to be mitigated with a Waiver. A Waiver of the south and west perimeter landscape planter widths has been requested as part of this application and if approved will mitigate this deficiency.

ANALYSIS

- **Zoning/Use**

The Las Vegas Medical District designates the area as PO (Professional Office). The Medical Support category is intended to allow the conversion of existing single family residential structures to low intensity commercial uses and administrative and professional offices. However, the assemblage of more than one lot and the demolition of the existing structures to construct a new structure is also encouraged.

- **Site Plan**

The proposed three-story, 15,000 square foot structure will be located towards the front of the site, separated from right-of-way by a 10-foot wide landscape planter. Access will be via points of ingress/egress to Pinto Lane and to Tonopah Drive. Parking will be located on the ground floor and immediately south and to the west of the proposed building. Along the south and west perimeters the landscape area has been reduced to five-feet where eight feet is required.

The main entrance is shown between the ground floor parking to the parking on the south side of the building. A 700 square foot tiled plaza bridges the parking areas, identifies the building entrance and is visible from the street. The plaza area meets the Medical District Plan requirement to provide 50 square feet of gross floor area for office developments over 10,000 square feet. The plaza Site amenities include bench seating and planters within the plaza. As specified in the Medical District Plan minimum seating must be provided for at least one person for each 50 square feet of plaza space. Seats shall have a depth of 14 to 16 inches, and 30 to 50 percent should be in the form of ledges, low walls and steps.

At west end of the plaza a glass enclosed 600 square foot lobby contains the stairway and elevator. Three handicap parking spaces are shown directly adjacent to the lobby and plaza. Bicycle racks are indicated near the entrance.

A trash enclosure is located on the south west corner of the parking lot and more than meets the required distance of 50 feet from the single-family residences on Tonopah Drive. The Medical District Plan requires all trash receptacles shall be screened from public view on three sides by a solid decorative wall six (6) feet in height, on the fourth side by a solid gate not less than five feet in height and shall have a roof. The wall, gate, and roof shall be architecturally compatible with the surrounding structures.

All private onsite lighting of a site shall provide adequate illumination for safety and security while not projecting adverse glares onto adjacent properties or adjacent streets. All exterior lighting shall be directed away from any neighboring residential properties so there shall be no light spillage onto any residential lot. Lighting standards shall be energy efficient and in scale with the height of the structure. Light fixtures shall be twenty (20) feet high and of the shoebox variety.

- Landscape Plan and Waivers

The applicant has requested a waiver from the application of landscaping on the west and south perimeters of the site, in order to maintain parking stall count and provide a 24-foot wide two way drive aisle. The overall landscape plan as depicted represents a design that incorporates drought tolerant plant material. However, the plan as submitted represents the minimum acceptable amount of landscaping. Neither the width of the planters or the amount of plant material should be reduced.

In lieu of landscape islands trees are spaced every 4 to 5 spaces within the west and south perimeter planters. Landscape parking fingers are not shown in the parking area spaces adjacent to the building. A condition is added to include landscaped fingers in this area.

As required by the Medical District Plan a landscape area along the right-of-way has been provided and street trees will be placed at the back of the sidewalk along the Pinto and Tonopah rights-of-way. The required tree grates are not shown. A wide landscape planter is shown between the right-of-way and the structure. The minimum of planting is shown within this area and will require additional plant material to buffer and soften the base of the building.

- Elevation

The proposed 50 foot tall office building exceeds the allowable 35 foot height. Submitted elevations indicate the exterior of the proposed 3-story building to be finished in smooth stucco and an expanse of low-E green glass on the upper part of the building combined with a base of stone tile.

- Floor Plan

The submitted floor plan of the second and third floors depicts a large space which has not been divided into office spaces.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed 3-story office building is not compatible with adjacent development, in that exceeds the allowable building height within the PO (Professional Office) land use designation.

- 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 proposed development requires Variances for not meeting residential adjacency setback and exceeding building height standards along with a requested perimeter landscape waiver.

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

The site is located on Pinto Lane and Tonopah Drive, both are 60 foot right-of-ways and are able to handle the increase in traffic. The proposed use as an office will not generate a large amount of traffic therefore; site access and circulation will not negatively affect the area.

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

Building and landscape materials are appropriate for the 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;**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 16**ASSEMBLY DISTRICT** 6**SENATE DISTRICT** 3**NOTICES MAILED** 126 by Planning Department**APPROVALS** 0**PROTESTS** 0