

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-23105 - APPLICANT: MCKELLAR DEVELOPMENT
GROUP, INC. - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0068-85) 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 07/10/07, except as amended by conditions herein.
4. An Exception from 19.10.J.11.c is hereby approved, to allow 19 parking lot landscape fingers where 22 parking lot landscape fingers are required.
5. 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.
6. 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.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Provide proof of a recorded joint access and parking agreement or other legal access rights between this site and the adjacent parcel to the south prior to the issuance of any permits.
14. 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 the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 70,855 square foot four-story hotel development consisting of 126 rooms on 2.4 acres on the east side of Tenaya Way, approximately 530 feet north of Peak Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/85	The City Council approved a Rezoning to C-PB (Planned Business Park) zoning for this site as part of a larger request (Z-0068-85). The Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
06/27/07	A pre-application meeting was held with the applicant. The applicant was informed 19.10 Parking Standards permit 30% of the vehicles to be compact size, which would allow the proposal to meet parking standards. In addition,

<i>Field Check</i>	
07/24/07	A field check was made on site. The site is currently vacant with little slope.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
North	Hospital	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
South	Offices	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
East	US-95	US-95	US-95
West	Offices	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Technology Center	X		Y

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	575 Feet	Y
Min. Setbacks			
• Front	20 Feet	60.75 Feet	Y
• Side	10 Feet	70.6 Feet	
• Corner	20 Feet	N/A	
• Rear	15 Feet	100.1 Feet	
Max. Lot Coverage	50%	17%	Y
Max. Building Height	Six stories or 100 feet*	4 stories, 64.85 Feet	Y
Trash Enclosure	Screened, gated	Screened, gated	Y
Mech. Equipment	Screened	Screened	Y

**For parcels of land located within a C-PB Zoning District that is contiguous to, or within two-hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less.*

Pursuant to Title 19.12, the following landscape standards apply:

<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	22 Trees	19 Trees	N*
Buffer:				
Min. Trees	1 Trees/ 30 Linear Feet	43 Trees	51 Trees	Y
TOTAL		65 Trees	70 Trees#	Y
Min. Zone Width (R.O.W)	15 Feet		20 Feet	Y
Min. Zone Width (Interior)	8 Feet		8 Feet	Y
Wall Height	Not provided			N/A

**Waiver for Landscape Fingers was requested by the applicant.*

#The applicant provides 131 trees throughout the site.

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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>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	127 Units	1 per room	127	5	123	5	
TOTAL			127		128*		
Loading Spaces			4		4		

**Per Title 19.10 Parking Standards, 30% of the on-site parking spaces may be designated compact. The applicant shows 33 compact parking spaces, which is 26% of the on-site parking spaces.*

Waivers		
Request	Requirement	Staff Recommendation
Landscape Fingers	1 per 6 parking spaces	Supports

ANALYSIS

•Zoning

The C-PB (Commercial Planned Business Park) District allows industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development and testing laboratories; medical related uses and ancillary commercial uses in an Industrial Office Park setting. The C-PB District is consistent with the Light Industry/Research category of the General Plan. The C-PB (Commercial Planned Business Park) District is consistent with the Light Industrial/Research category of the General Plan.

•Site Plan

The site plan depicts a 70,855 square foot 126-room hotel at the center of the parcel, which totals 18,067 square feet. The proposed site gains access from an existing adjacent hotel to the south of the parcel which they have a cross access agreement. On the adjacent property, an access road leads to North Tenaya Way, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways.

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•**Waivers**

The applicant does not parking lot landscaping requirements. The applicant is required to provide one tree for every six parking spaces. The applicant is providing 19 parking lot landscape fingers where 22 parking lot landscape fingers are required. Since the applicant does not meet either requirement, Waivers are required.

•**Landscape Plan**

The landscape plan depicts a variety of 24-inch box trees used for perimeter and parking lot landscaping, including African Sumac, California Pepper Tree, Mediterranean Fan Palm, Texas Mountain Laurel, Mexican Fan Palm and Bay Laurel with five-gallon shrubs as ground cover plantings. Plant and shrub requirements call for a minimum of four five-gallon shrubs for each 24-inch box tree planted. The applicant provides 19 trees in the parking lot where 22 are required, which does not meet the Title 19.10 Parking Lot Landscape requirements. However, the applicant does provide 131 trees throughout the entire site where 65 trees are required, which staff supports.

•**Elevation**

This site is located within the Las Vegas Technology Center. Therefore, the applicant is required to obtain approval from the Technology Center Architectural Review Committee, prior to approval from the City. The Technology Center Architectural Review Committee recommended the site to include;

- 1) The proposed exterior colors and materials appear to meet the contemporary design intent of the LVTC project, and will be acceptable.
- 2) All exterior signage, including on-building tenant name signage, and building addressing must be submitted for final design review and approval with the attached Signage and Guidelines.

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 as conditioned, will be compatible with development in the Las Vegas Technology Center.

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- 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 project is consistent with the Light Industrial/Research category policies of the General Plan and the zoning regulations of the C-PB (Planned Business Park) zoning district.

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

Principal access to the site will be North Tenaya Way, designated a Secondary Collector (80-foot) right-of-way per the Master Plan of Streets and Highways. The applicant has a cross access agreement with the adjacent property which the property gains access. This street has adequate capacity to serve the proposed development.

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

The building and landscape materials are appropriate for the area as recommended by the Technology Center Architectural Review as conditioned.

- 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;**

As conditioned, the proposed elevations are appropriate for the intended use and present a development that will be compatible with the surrounding area.

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

The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

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NOTICES MAILED 34 [Mailed with SUP-23106]

APPROVALS 1

PROTESTS 0