

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-23115 - APPLICANT: INVESTMENT EQUITY
DEVELOPMENT - OWNER: MARGEL, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0054-84).
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 07/10/2007, except as amended by conditions herein.
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 and the trash area shall be screened and covered.
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. Construct all incomplete half-street improvements (sidewalk) on Lake North Drive and Lake Sahara Drive adjacent to this site concurrent with development of this site.
14. Grant pedestrian walkway easements for all sidewalks not located within existing public right-of-way or existing easements prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. 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.

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17. Site development to comply with all applicable conditions of approval for Z-54-84 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for three, two-story office buildings totaling 34,771 square-feet of floor space, on 3.24 acres located on the southwest corner of Lake Sahara Drive and Citicorp Drive. Building A, will be a one-story consisting of 9,645 square feet. Building B, largest of the three buildings, 16,269 square feet and will have a second story loft. Building C will also have a loft and will consist of 8,857 square feet. Parking exceeds the minimum number of spaces required. Staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
8/09/84	The City Council approved a request for a Reclassification of property (Z-0054 -84) generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west, From: N-U (Non-Urban), TO: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic).
<i>Related Building Permits/Business Licenses</i>	
No applicable building permits or business licenses are related with this subject site.	
<i>Pre-Application Meeting</i>	
06/27/07	A pre-application meeting was held with staff to discuss the requirements for a 35,050 square-foot office building on this site.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
07/19/07	A Field Check was completed with the following observations: Site of proposed building is an existing parking lot for Citibank employees; Some landscaping existing along the perimeter of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.97
Net Acres	3.24

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	R-PD3 (Residential Planned Development)	PR-OS (Parks and Open Space)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
West	Parking Lot	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	356 feet	Y
Min. Setbacks			
• Front	20 feet	208	Y
• Side	10 feet	35 feet	Y
• Corner	15 feet	476	Y
• Rear	20 feet	261	Y
Max. Lot Coverage	50%	10%	Y
Max. Building Height	NA*	2-stories/35 feet	NA
Trash Enclosure	Screened & Covered	Not Shown	
Mech. Equipment	Screened & covered	Not Shown	

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Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	21 Trees	33 trees	Y
Buffer:	1 Tree/ 30 Linear Feet	20 Trees	43 trees	
Min. Trees	1 Tree/20 Linear Feet	14 Trees	18 Trees	Y
TOTAL		55 Trees	94 Trees	Y
Min. Zone Width	Front -15 Feet /Back & Sides 8-feet		15-Feet/8-feet	Y

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 Bldg A	9,630	1:300	33		143	5	Y
Office Bldg B	16,460		55				
Office Bldg B	8,960		30				
TOTAL	35,050		117	5	143	5	Y
Loading Spaces	3						Y

ANALYSIS

- **Zoning/Use**

The proposed office use is located within a office complex which is typical of the local area. The SC (Service Commercial) General Plan category with the affiliated C-1 (Limited Commercial) zoning District allows the proposed office use without any conditions or restrictions.

- **Site Plan**

The site plan shows three two-story buildings with an approximate total gross floor area of 35,050 square-feet and will be located on the property along the southeast and southwest sides of the site. According to the building footprint shown the lot coverage is approximately 24% where 50% is allowed. Parking is calculated for office uses at one space per 300 square feet of gross floor area. Provided within the parking lot are spaces for 141 vehicles, with five meeting ADA accessibility standards. Three large spaces are specified for loading.

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Screening of mechanical equipment is not shown on the plan. All mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the screening. All equipment shall be concealed from view of public rights-of-way and neighboring properties.

Signage for the development will consist of a 10-foot tall, 75 square-foot monument sign on both street frontages. Building signage will consist of tenant signage over each tenant space and will be in conformance with Title 19.14.060(F) sign standards.

- **Landscape Plan**

The applicant has provided enhanced landscaping in addition to the existing landscaping surrounding the property. Additional Mondel pines will be added on the perimeter along with drought tolerant shrubs and groundcovers. The provided landscape plan shows an adequate amount of tree coverage within the parking lot islands. Chinese Pistache will provide adequate shade cover at maturity and will also add color to the site in the fall of the year.

- **Elevations**

The selected materials shown on the elevations are appropriate for the proposed buildings. Stone Veneer will be added to portions of the stucco buildings to provide visual interest to accentuate the buildings. Varied roof lines, shown composed of concrete tiles, also add visual interest.

- **Residential Adjacency**

A residential subdivision exists on the south side of Lake North Drive. An exhibit of the relationship between the office building and the homes was submitted. The centerline of the roof slope is at a height of 27 feet. The 3 to 1 ratio of the residential adjacency requires the commercial building be setback from the property line of the closest residential property by 81 feet. As shown on the exhibit the building setback is 102 feet and is well within the required setback.

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

The three proposed office buildings are compatible with the surrounding office buildings and commercial development.

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;**

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The proposed office use is an expected use for the SC (Service Commercial) General Plan Designation and is in context with the surrounding office buildings and with The Lakes master planned area.

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

Adequate access is provided to the site by two private drives flanking the east and south sides of the site, by Lake Sahara Drive to the East and Lake North Drive along the southern perimeter.

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

The selected building materials are typical of Class A office buildings and the proposed landscaping appears to be a lush arrangement of desert-appropriate plants.

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 applicant proposes structures with varied roof line heights and to avoid the monotony of one-story buildings, a second story loft is added at intervals to give the structures visual interest.

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

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 343

APPROVALS 2

PROTESTS 1