City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-22258 - APPLICANT: INVESTMENT EQUITY DEVELOPMENT - OWNER: MARGEL, LLC

** CONDITIONS **

The Planning Commission (3-2/gt, rt-1/sd vote) and staff recommend 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 5/29/07, except as amended by conditions herein.

4. A Waiver to Title 19.08.050(D)e.ii: Building Placement and Orientation has been approved to allow the proposed building to be sited away from the corner of Lake Sahara Drive and Lake East Drive and from the Lake East Drive street front.

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.

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 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.

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. 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.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

14. This is the only building on the lot.

15. Exterior lighting shall not be allowed on the building. A lighting plan to such effect shall be submitted to the Department of Planning and Development for approval.

Public Works

16. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

17. Construct all incomplete half-street improvements on Lake Sahara Drive adjacent to this site concurrent with development of this site.

18. 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 onsite with a handicap ramp. Also, grant appropriate pedestrian access easements for all sidewalks located outside of the public rightofway.

19. Grant pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way prior to the issuance of any permits.

20. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth of the driveway accessing this site from Lake Sahara Drive.

21. 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.

22. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. 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.

24. Site development to comply with all applicable conditions of approval for Citibank commercial subdivision map and all other applicable site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a five-story, 134,977 square-foot office building located at the northwest corner of Lake Sahara Drive and Citicorp Drive on 5.43 acres. The applicant has requested a Waiver to the Title 19.08.050 Building Placement and Orientation Standards to allow the structure to be placed away from the corner of Lake East Drive and Lake Sahara Drive.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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). Staff has researched the conditions of approval and the meeting transcript for this item and found nothing that limits the height of buildings on this site.
08/09/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/mh).
Related Building Permits/Business Licenses	
No applicable building permits or business licenses are related with this subject site.	
Pre-Application Meeting	
5/15/07	A pre-application meeting was held with staff to discuss the requirements for a 5-story, 130K+ square-foot office building on the undeveloped lot generally located 400 feet south of Sahara Avenue adjacent to the west side of Lake Sahara Drive.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
5/24/07	A Field Check was completed with the following observations: 1. Although there are no structures, the site has been moderately graded and has landscaping installed along Lake East and Lake Sahara Drive. 2. No discernable change in grade. 3. Surrounded by office buildings on each side of subject property.

Details of Application Request	
Site Area	
Net Acres	5.43 acres

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	Parking Lot	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N
Special Districts/Zones	***Yes***	***No***	***Compliance***
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:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 feet	200 feet	Y
Min. Setbacks			
• Front	20 feet	104 feet	Y
• Side	10 feet	45 feet	Y
• Corner	15 feet	57 feet	Y
• Rear	20 feet	245 feet	Y
Max. Lot Coverage	50%	10%	Y
Max. Building Height	NA*	5-stories/81 feet	NA
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened & covered	Screened & covered	Y

**Per Title 19.08.050 Commercial and Industrial Development Standards, the C-1 (Limited Commercial) Zoning District does not have a maximum building height limit.*

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	61 Trees	90 trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	71 Trees	72 trees	Y
TOTAL		132 Trees	162 trees	Y
Min. Zone Width	8 feet		8 feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office	134,977 GFA	1:300	450	9			
(Surface)					368	5	
(Below Grade)					261	4	
Subtotal					629	9	
TOTAL			**459**		**638**		**Y**
Loading Spaces			4		4		Y

Waivers		
Request	**Requirement**	**Staff Recommendation**
To situate the office building away from the corner of Lake East and Lake Sahara Drive	Building placement situated at the building setback line.	Approval

ANALYSIS

- **Zoning/Use**

  The proposed office use is typical of the surrounding area as the subject site is surrounded by office buildings. The SC (Service Commercial) General Plan category with the affiliated C-1 (Limited Commercial) zoning District allows proposed office use without any conditions or restrictions.

- **Site Plan**

  The site plan shows a five-story building with an approximate gross floor area of 134,977 square-feet centrally located on the property. The 23,787 square-foot building footprint provides total lot coverage of 19% where 50% is allowed. Parking spaces for 638 cars with nine meeting CLV Handicapped accessibility standards- are provided for with both surface parking and a subterranean parking garage.

- **Waivers**

  The applicant states that due to the unique shape of the lot and the requirements for drive access, the building has been centrally located on the site. This arrangement requires a Waiver to Title 19.08.050 as the proposed building does not abut the 15-foot corner side yard set back or the 20-foot front yard setback. Staff recommends approval of the requested waiver as this situation arises from the unique shape of the lot and the limited constraints to the existing access to the site.

- **Landscape Plan**

  The provided landscape plan shows an adequate amount of parking lot tree coverage. The applicant has provided enhanced landscaping in addition to the existing landscaping surrounding the property. The submitted proposal also shows a 320 square-foot pedestrian plaza located next to the southeast corner of the building that is adequately shaded and provides an inviting space for both office users and customers.

- **Elevations**

  The selected materials shown on the elevations are appropriate for the proposed office use and provide some visual interest typical of professional-class office buildings. Red granite stone veneer is shown along the north, south, and west elevations with green Low-E insulated glass and aluminum canopies and mullions providing a visual contrast to the façade that is in context with the general office nature of the area.

- **Floor Plan**

  Five floors of office space are shown situated above the subterranean parking garage. Each level contains an office bay situated around a central core with two flanking vertical access areas at the northeast and southeast areas of the building. The first floor is shown with three proposed suites with the upper four levels shown as speculative office space with no internal separations. Vertical circulation is provided by three internal stairways and two centrally-located elevators.

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 five-story office building is compatible with the surrounding office buildings.

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 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. Although the applicant has requested a Waiver to Title 19.08.050, staff supports the proposed design as it responds appropriately to the site.

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 north and south ends of the site and by Lake East Drive along the eastern 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 has controlled the massing of the five-story structure by providing off-set elevations with occasional balconies occurring at each level. The applicant has requested a Waiver to Title 19.08.050 to situate the building more setback from the corner in order to further minimize the massing of the building.

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.

PLANNING COMMISSION ACTION

There were 10 speakers protesting this matter at the Planning Commission Meeting. The Planning Commission added conditions 14 and 15.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 201 by Planning Department

APPROVALS 1

PROTESTS 6