

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TABLED - SDR-21245 - APPLICANT/OWNER: CLARK
COUNTY

**** CONDITIONS ****

STAFF RECOMMENDATION: **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 and landscape plan, date stamped 11/01/07, except as amended by conditions herein.
3. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with Graphics 9 and 11 of the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment only at the corner of Bridger Avenue and Third Street, as shown on Graphic 12 of the Downtown Centennial Plan.
4. New street light fixtures, benches, and trash receptacles shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the light fixtures and street furniture in the Downtown Centennial Plan area.
5. The surfacing of the alley entrance shall conform to the Alleyway Treatment, as depicted on Graphic 8 of the Downtown Centennial Plan.
6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
7. 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.

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8. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate a 10-foot radius on the southwest corner of Bridger Avenue and 3rd Street prior to the issuance of any permits.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site except as amended by conditions herein.
15. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right of way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right of way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.

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16. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue and 3rd Street 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 67-space parking lot on a developed 0.72 acre site located at 225 Bridger Avenue. The existing 10-story and three-story office buildings on the site will be demolished to create space for the proposed parking lot with landscaping. The project is located within the Downtown Centennial Plan area and will be constructed in conformance with the development standards for the Office Core District. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval.
05/24/07	The Planning Commission voted to table the request for a Site Development Plan Review (SDR-21245) for a proposed 67-space parking lot on 0.73 acres at 225 Bridger Avenue at the applicants request. Staff had recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no related business licenses on the subject site.	
01/24/89	A building permit (#89011939) was issued for demolition of carports at 225 Bridger Avenue. A final inspection was completed 02/09/89.
01/24/89	A building permit (#89011938) was issued for onsite improvements (parking and landscaping) at 225 Bridger Avenue. A final inspection was completed 02/09/89.
01/24/89	A building permit (#89011937) was issued for carports for 16 spaces at 225 Bridger Avenue. A final inspection was completed 02/09/89.
<i>Pre-Application Meeting</i>	
03/07/07	In addition to reviewing submittal requirements for a Site Development Plan Review, the applicant was informed that no public hearing would be required for building demolition, but that application for the surface parking lot would require a public hearing. A radius corner at Third and Bridger would need to be dedicated. The landscape plan may be combined with the site plan.
<i>Neighborhood Meeting</i>	

A neighborhood meeting is not required for this application, nor was one held.

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Field Check	
10/25/07	The subject site is developed with a 10-story governmental office building and a three-story office building that are both now vacant. Permit-only parking is provided on 30 stalls to the south of the buildings. Landscape fingers with shrubs are provided at the ends of the two parking rows next to Third Street. The 10-foot sidewalk along Third Street is cracked in places.

Details of Application Request	
Site Area	
Net Acres	0.72 (31,500 square feet)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Government Facility Office buildings (vacant) and parking lot	PF (Public Facilities)	C-V (Civic)
North	Government Facility Courthouse (vacant) and parking structure	PF (Public Facilities)	C-2 (General Commercial)
South	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
East	Government Facility Office building	PF (Public Facilities)	C-2 (General Commercial)
East	Parking lot and Plaza	C (Commercial)	C-2 (General Commercial)
West	Church and Wedding Chapel (vacant)	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (Office Core District)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

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DEVELOPMENT STANDARDS

In accordance with the Downtown Centennial Plan the following Development Standards apply:

Streetscape Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
<u>North/South Streets:</u> One date palm tree per 30 feet on center maximum (36-inch box shade tree is preferred)	1 Tree/30 Linear Feet	7 - palm or shade trees	7 Date Palm trees	Y
<u>East/West Streets:</u> One 24-inch box shade tree per 30 feet on center maximum (36-inch box shade trees 15-20 feet on center is preferred)	1 Tree/30 Linear Feet	5 - 24 box shade trees	5 - 24 box African Sumac trees	Y
TOTAL STREETScape TREES		12	12	Y
Standard	Required		Provided	Compliance
Streetscape Improvements in ROW	10-foot unobstructed sidewalk and 5-foot amenity zone		10-foot sidewalk and 5-foot amenity zone	Y
Sidewalk surfacing	Consistent pattern; stamped pattern concrete at driveways and corners only; ADA ramps at corners		Stamped concrete at driveway; no stamped concrete at corner	N
Amenities	Benches, trash receptacles, light fixtures, pedestrian lights and 5x 5 tree grates		Not shown but indicated in justification letter	Y

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<i>Landscape Standards</i>				
Standard	Ratio	Location	Provided	Compliance
<u>Perimeter:</u> One 24-inch box shade tree per 20 feet on center, plus four 5-gallon shrubs for each required tree	1 Tree/20 Linear Feet Minimum 10 square feet landscaped area per parking space	Third Street	6 Trees	Y
		Bridger Avenue	7 Trees	Y
		West PL (alley)	9 Trees	Y
		South PL	2 Trees	Y
<u>Parking Area:</u>	Minimum 10 square feet landscaped area per parking space		12 Trees	Y
TOTAL LANDSCAPE TREES			36 Trees	Y
TOTAL LANDSCAPE SHRUBS	Four 5-gallon shrubs/Tree	144 Shrubs required	144 Shrubs	Y

<i>Parking and Screening Development Standards</i>			
Standards	Required	Provided	Compliance
Minimum 10 square feet of landscape area for each parking space on perimeter or in islands	670 square feet	6,350 square feet	Y
Paved surface and wheel stops	Wheel stops at all stalls heading into sidewalk, alley or landscaped area; wheel stops 2 feet from sidewalk, landscaping or alley	Fully paved; wheel stops for all perimeter spaces	Y
One shade tree for every six spaces provided	12 trees	12 trees	Y
Screening	Parking spaces facing public streets shall be screened by 42 high ornamental iron	Ornamental iron per DTC Plan standard on perimeter except where adjacent to handicap stalls	Y

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<i>Parking Space Type</i>	<i>Number of Spaces</i>
Standard	64
Handicap Accessible	3
Compact	0
TOTAL SPACES	67

ANALYSIS

- **Zoning**

The project site is zoned C-2 (General Commercial). The existing public facility was permitted under this zoning classification. While the proposed parking lot is in conformance with the C-2 Zoning District, the C-2 designation itself does not conform to the underlying PF (Public Facilities) General Plan land use designation that is part of the Downtown Redevelopment Area. The site is owned by Clark County and no new vertical development had necessitated a rezoning to C-V (Civic).

The site is located within the Office Core District of the Downtown Centennial Plan area and is subject to the parking lot and streetscape development standards of this plan.

- **Site Plan**

The site plan proposes the demolition of existing vacant governmental office buildings and replacement with a new surface parking lot. The new parking facility will consist of 67 uncovered parking spaces (64 standard and three handicap stalls), associated landscaping and streetscaping, and decorative hardscape treatments.

Standard conditions regarding Downtown Centennial Plan streetscape improvements and utility requirements are included with staffs recommendation.

- **Parking Lot and Streetscape Development Standards**

Right-of-way streetscape improvements will be constructed to include the required 10-foot wide unobstructed sidewalk and five-foot wide amenity zones along Bridger Avenue and Third Street. Twenty-four inch box African Sumac trees are proposed within tree grates along Bridger Avenue; date palms are proposed within grates along Third Street. Other required amenities such as streetlights, pedestrian lighting, benches and trash receptacles are not shown on the plan but will be included as stated in the applicants justification letter. Stamped concrete will be provided at the alley entrance from Bridger Avenue and the parking lot entrance from Third Street. Stamped concrete will also be required on the sidewalk at the corner of Bridger Avenue and Third Street per Downtown Centennial Plan Streetscape Standards; a condition of approval reflects this requirement.

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Per the Downtown Centennial Plan Parking Lot Development Standards Subsection VI.A.3(g), proposals are required to provide a minimum of 10 square feet of landscaped surface area for each parking space. According to this calculation, the project requires 670 square feet of landscape area. The applicant has designed the site to provide 6,350 square feet of landscaping. Onsite landscaping buffers will consist of eight-foot buffers along the north, east and west perimeter, and a five-foot buffer on the south perimeter. Trees will be provided in parking lot landscape planters as well as at the end of most parking rows. Texas Ranger shrubs will be installed throughout the onsite landscaped areas.

All parking will be screened from public rights-of-way. The adjacent parcel to the south contains an existing commercial structure at the north property line. No trees are proposed in the five-foot buffer area next to this building, as they would be unreasonable to maintain. Staff has no objection to this design, as the project exceeds the 10 square foot per parking space landscaping requirement. Onsite perimeter landscaping is only required on a case-by-case basis, and what has been provided is compatible with the proposed site as well as with the surrounding area.

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 proposal will result in a reuse project that will develop upon underutilized land and complement existing adjacent commercial, institutional, and public facility development in the immediate area.

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 proposal will be consistent with the General Plan and the Downtown Centennial Plan Office Core District and Parking Lot Design standards.

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

Site access is from Third Street, an 80-foot right-of-way and from a public alley abutting the site to the west. The alley has access to Bridger Avenue adjacent to the site and terminates at Lewis Avenue. Vehicular access and circulation will not adversely affect traffic movements within the downtown core.

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

Project streetscape, landscape and parking lot materials are appropriate for the Downtown Office Core District.

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;

No buildings are proposed for this site. However, the landscape and streetscape treatments, including parking lot screening, will upgrade community character and aesthetics by replacing an outdated vacant structure with contemporary landscape and streetscape elements and accessible pedestrian facilities.

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

The public's health, safety and general welfare will not be compromised with implementation of the project, as construction will be subject to building codes and inspections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15**ASSEMBLY DISTRICT** 9**SENATE DISTRICT** 3**NOTICES MAILED** 85**APPROVALS** 2**PROTESTS** 0