



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-24261 - APPLICANT/OWNER: BOX CANYON-WELLISH LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0068-85), Vacation (VAC-24264) and Site Development Plan Review (SDR-6211), if approved, except as amended herein.
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 08/28/07, except as amended by conditions herein.
4. No signage is approved as a part of this review. All signage shall be reviewed at the time of permitting by the Building and Safety Department and must adhere to Title 19.14.060 (E) and the approved Master Sign Plan required by Condition 14 of the Box Canyon - Phase II approval (SDR-6211).
5. The two damaged mesquite trees along the west (rear) property line must be replaced with trees of the same type, height and caliper.
6. An updated 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.
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.

SDR-24261 - Conditions Page Two
October 11, 2007 - Planning Commission Meeting

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. An Order of Vacation, such as VAC-24264, shall record prior to the issuance of any permits for this site.
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels prior to the issuance of any permits.
16. 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.
17. Site development to comply with all applicable conditions of approval for The Las Vegas Technology Center subdivision and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 9,290 square-foot single-story medical office building. The subject site is one of several parcels that collectively make up the Las Vegas Technology Center Re-subdivision. The subject site, located on 0.79 acres on the south side of Box Canyon Drive, approximately 735 feet east of Tenaya Way, is one of the two remaining undeveloped parcels in this portion of the commercial business park.

The applicant has indicated that this will be a 4,590 square-foot ambulatory surgery center and 4,700 square-feet of medical offices. The proposed medical center and offices are compatible with the existing commercial business park and the purpose of the Las Vegas Technology Center; therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/85	The City Council approved a Rezoning (Z-0068-85) to C-PB (Planned Business Park) zoning for this site, as part of a larger request.
09/05/01	The City Council approved a Site Development Plan Review [Z-0068-85(56)] for a proposed 55,483 square-foot medical office complex on 6.2 acres. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a Site Development Plan Review (SDR-6211) for a proposed 27,600 square foot medical office development on 2.45 acres. Staff recommended approval.
10/11/07	A companion item for a Vacation (VAC-24264) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that are related to this review.	
<i>Pre-Application Meeting</i>	
07/26/07	A pre-application meeting was held and elements of this application were discussed. It was noted that this site must have an Architectural Design Review approval from Technology Center Design Review Committee. The parking and landscaping requirements and various Public Works concerns were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

SDR-24261 - Staff Report Page Two
October 11, 2007 - Planning Commission Meeting

Field Check	
09/14/07	The Department of Planning and Development conducted a site visit that found that the site was an undeveloped portion of an existing office park. The parking is constructed with the two remaining pads being unimproved and free of debris and litter.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
North	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
South	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
East	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
West	Public Park	LI/R (Light Industry / Research)	C-PB (Planned Business Park)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Technology Center	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District	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

- * 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 applicant received approval from the Technology Center Architectural Review Committee on August 24, 2007.

SDR-24261 - Staff Report Page Three
 October 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	n/a	n/a *
Min. Setbacks			
• Front	20 Feet	n/a	n/a *
• Side	10 Feet	10 Feet	Y
• Corner	20 Feet	n/a	n/a *
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	28%	Y
Max. Building Height	n/a	28.75 Feet / 1 Story	n/a
Trash Enclosure	Screened and Covered	Screened and Covered	Y

- * The proposed office building is located at the rear of the commercial subdivision on a parcel created by a record of survey. The standard specified is met by the development as a whole and is not impacted by this review.

Pursuant to Title 19.10 and Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	9 Trees	12 Trees	Y *
Buffer:				
Min. Trees	1 Tree / 30 Linear Feet	9 Trees	10 Trees	Y *
TOTAL				
Min. Zone Width	8 Feet		>8 Feet	Y *

- * Landscaping was installed/approved for this site as a part of the Phase II of Box Canyon approval (SDR-6211). It is noted as a comment of the Las Vegas Technology Center Architectural Design Review that two damaged mesquite trees along the west (rear) property line must be replaced with trees of the same type, height and caliper and that any landscaping damaged during construction of the building must be repaired to its original condition.

SDR-24261 - Staff Report Page Four
October 11, 2007 - Planning Commission Meeting

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	9,290 SF	1 Space / 200 SF GFA up to 2,000 SF, then 1 Space / 175 SF GFA	50 Spaces	2 Space	50 Spaces	2 Space	Y *
TOTAL (including handicap)			52 Spaces		52 Spaces		Y *

* The total number of spaces on the subject pad site is 45; however, the parking analysis for the commercial business park indicates 52 spaces allocated to the proposed medical center and offices. The total number of required parking spaces for Phase I and II is 344 parking spaces. The commercial business center has provided 347 total spaces. A cross access parking agreement, which allows for shared parking between Phase I and Phase II of Box Canyon is in place that enables the overall site to have more than sufficient parking.

ANALYSIS

The site is designated LI/R (Light Industrial/Research) within the Southwest Sector Plan of the General Plan. The LI/R (Light Industrial/Research) category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The project proposes to site a 9,290 square-foot medical center and offices on the 0.79 acre project site. The proposed use for this property is permissible in the proposed LI/R (Light Industrial/Research) General Plan designation.

The existing C-PB (Commercial Planned Business Park) zoning district is designed to allow 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 proposed medical center and office use

SDR-24261 - Staff Report Page Five
October 11, 2007 - Planning Commission Meeting

for this location is permissible, in the proposed C-PB (Commercial Planned Business Park) zoning district which is compatible with the LI/R (Light Industrial/Research) proposed General Plan designation.

The site is within the North Las Vegas Airport Overlay Map portion of the Airport Overlay District. This is a partially developed site and is in compliance with Title 19.06.080 (B) which allows a structure to a height up to thirty five feet above the surface of the land on any parcel without a height limitation review or prohibition.

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 applicant received approval from the Technology Center Architectural Review Committee on August 24, 2007.

The applicant proposes to build an office building, which totals 9,290 square feet. This site plan represents a previously undeveloped portion of the Phase II of Box Canyon approval (SDR-6211). Phase II was approved on 04/14/05 for 27,600 square foot medical office complex on 2.45 acres.

This site development plan review has been submitted in conjunction with a Vacation (VAC-24264) to vacate public sewer and drainage easements to allow the construction proposed by this review.

- **Site Plan**

The site plan depicts one new building, which total 9,290 square-feet, added to a partially developed commercial business park. The proposed site shares parking with Phase I and the other portions of the Phase II of the development, located to the north and east of this pad site. A parking agreement between the two phases has been recorded. The commercial business park is accessed from Box Canyon Drive and provides a total of 347 parking spaces, of which 52 are allocated for the proposed building.

- **Landscape Plan**

The landscape plan was approved as a part of the Phase II approval (SDR-6211) and depicts a variety of 24-inch box trees used for perimeter and parking lot landscaping, including Chilean Mesquite, Mondel Pine, and Southern Live Oak with one-gallon and five-gallon shrubs as ground cover plantings. Plant and shrub requirements call for a minimum of four five-gallon shrubs and four one-gallon shrubs for each 24-inch box tree planted. It is noted as a comment of the Las Vegas Technology Center Architectural Design Review that two damaged mesquite trees along the west (rear) property line must be replaced with trees of the same type, height and caliper and that any landscaping damaged during construction of the building must be repaired to its original condition. A condition of approval has been added to this review that the dead trees indicated in the architectural design review approval be replaced as indicated in the letters comments section.

SDR-24261 - Staff Report Page Six
October 11, 2007 - Planning Commission Meeting

- **Elevations/Floor Plan**

The building elevations illustrate a façade that utilizes building materials and an exterior color scheme that is consistent with the Las Vegas Technology Center standards and the Box Canyon-Phase II approvals. Elevations depict a single story building that reaches a peak height of 28.75 feet, which is consistent with the other building approved for this commercial business park. The signage location on the submitted elevation must meet the master sign plan required by the Phase II approval (SDR-6211) and will be review at the time of permitting.

The floor plans show that the medical center will include two operating rooms with various support functions located in adjoining rooms. The medical office portion of the building includes one doctors office, six exam rooms, and various administrative and support spaces. The ambulatory surgery center takes up 4,590 square feet and the medical office takes up 4,700 square-feet, for a total of 9,290 square feet.

This request is compatible with the existing commercial business park development in the area and meets the intent of the Las Vegas Technology Center standards. For these reasons, staff is recommending approval of this Site Development Plan Review.

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 medical center and office building is compatible with adjacent development in the Las Vegas Technology Center and other development in the 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 project is consistent with the LI/R (Light Industrial/Research) designation of the General Plan and the zoning regulations of the C-PB (Planned Business Park) zoning district. Further, the proposed development is consistent with the Las Vegas Technology Center and prior overall site approvals for the commercial business park.

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

**SDR-24261 - Staff Report Page Seven
 October 11, 2007 - Planning Commission Meeting**

The commercial business park, of which the subject property is a part, receives access from Box Canyon Drive, an 60-foot wide local street, that should be adequate to meet the needs of the proposed office and should not negatively impact the adjacent roadways.

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

The building and landscape materials are appropriate for the area and the City. Landscaping has been previously approved as a part of the Phase II approval (SDR-6211) and building materials for the proposed building meet the requirements of the Technology Center Architectural Design Review Committee per the approval letter issued August 24, 2007.

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 proposed building will not be unsightly, undesirable, or obnoxious in appearance. The building as proposed is compatible with other development in the area from a building elevation, design characteristics and aesthetic features point of view due to its cotemporary design which is compatible with the surrounding commercial business park.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the building as well routine business license inspections for the commercial space.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 51

APPROVALS 0

PROTESTS 0