

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-26446 - APPLICANT/OWNER: CLIFF SHADOWS, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-33-97), Site Plan Review (SDR-4556), and Master Sign Plan (MSP-8642) 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, and building elevations, date stamped 01/15/08, and landscape plan date stamped 02/08/08, except as amended by conditions herein.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of four fivegallon shrubs for each tree within provided planters.
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).

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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 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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Site development to comply with all applicable conditions of approval for the Cheyenne/Beltway Commercial Subdivision and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed 23,940 square-foot office building on 1.75 acres at 3375 Novat Street. The proposed office building is located within the VC (Village Commercial) Land Use area is subject to the requirements of the Lone Mountain Master Plan. The office building features desert modern style architecture with stone veneer accents on all elevations and a neighborhood-appropriate color scheme of desert hues. The perimeters of the property feature 24-inch box trees planted 20-feet on center while the parking areas accommodate landscape islands with shade trees. An employee patio is located at the southwest corner of the office building featuring a shaded seating area.

This site was a portion of a commercial center which was approved in a previous Administrative Site Development Plan Review (SDR-4556). Since the proposed office building is substantially different from the previous approval, a new Site Development Plan Review has been submitted. As this proposed office building is an appropriate use for the surrounding area and in conformance with the Lone Mountain Master Plan, staff recommends approval of this project.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
6/14/99	The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
10/18/00	The City Council approved a Conceptual Site Development Plan Review [Z-0033-97(17) and Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and a 16,600 square-foot office complex on the subject site. In addition, Special Use Permit applications for a proposed Supper Club (U-0111-00), Liquor Establishment (Off-Premise Consumption) (U-0112-00) and Tavern (U-0113-00) were also approved at that time. The Planning Commission recommended approval of the applications on 08/24/00.
5/15/02	The City Council approved a Review of Condition [Z-0033-97(30) and Z-0024-99(39)] of an approved Conceptual Site Development Plan Review [Z-0033-97(17) and Z-0024-99(6)] for condition number 7 which limited the height of signs on the subject site. The approval permitted freestanding signage to maximum height of 12 feet, with the exception of one freestanding sign adjacent to the I-215 beltway, which was allowed to be up to 40-feet tall. Staff recommended approval of the request.

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5/15/02	The City Council approved a Master Sign Plan (MSP-0002-02) and a Waiver of the Lone Mountain Development Standards to allow a 40-foot tall sign where a 12-foot tall sign is the maximum allowed. The Planning Commission recommended approval of the request.
8/07/02	The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], Liquor Establishment (Off-Premise Consumption) [U-0112-01(1)] and Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed commercial center. The office component of the development was removed by condition. Planning Commission and staff recommended approval of all items.
08/21/02	The City Council approved a Site Development Plan Review [Z-0033-97(34)] for a service station and fast-food restaurant on a 1.69 acre portion of a larger development site. The Planning Commission and staff recommended approval of the request. (This Site Development Plan Review expired on 08/21/04.)
7/07/04	The City Council approved Extension of Time requests for a proposed Supper Club (EOT-4446), Liquor Establishment (Off-Premise Consumption) (EOT4448), Tavern (EOT-4449), and a Conceptual Site Development Plan Review (EOT-4578) on the subject site. Staff recommended approval of all items.
7/18/03	The Planning and Development Department administratively approved a Wireless Communication Facility (Stealth Design), to be located within a 60-foot flagpole on the subject site.
11/10/04	Staff approved an Administrative Site Development Plan Review (SDR-4556) for a commercial development on the subject site.
10/20/05	The City Council approved Master Sign Plan (MSP-8642) as a request for an amendment to an approved Master Sign Plan (MSP-0002-02). The Planning Commission recommended approval of the request.

Related Building Permits/Business Licenses

There are no building permits or business licenses related to this project.

Pre-Application Meeting

01/10/08	A pre-application meeting was held with the applicant where elements of the Site Design Plan Review were discussed including landscape requirements, Lone Mountain design standards and trash enclosure requirements.
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Neighborhood Meeting

A neighborhood meeting was not held, nor was one required.

Field Check

01/28/08	A field check was performed at the subject property. The site was observed to be vacant undeveloped land that has been graded with minor site work for a community sign.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.75

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	VC (Village Commercial Lone Mountain Land Use Code)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone
North	Multi Family	MFM (Multi-Family Medium Lone Mountain West Land Use Code)	PD (Planned Development)
South	Undeveloped	VC (Village Commercial Lone Mountain Land Use Code)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone
East	Shopping Center	VC (Village Commercial Lone Mountain Land Use Code)	PD (Planned Development)
West	Undeveloped	MFM (Multi-Family Medium Lone Mountain West Land Use Code)	U (PCD) (Planned Community District)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain	X		Y
PD (Planned Development) District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
PD (Planned Development) 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

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DEVELOPMENT STANDARDS*Pursuant to the Lone Mountain Master Plan, the following standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Max. Site Coverage	Not to exceed 30%	15.7%	Y
Min. Setbacks			
• Front	20 Feet	175 Feet	Y
• Side (north)	10 Feet	21.25 Feet	Y
• Side (south)	10 Feet	45 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	35 Feet	33 Feet	Y
Trash Enclosure	Screened & enclosed	Screened & enclosed	Y
Mech. Equipment	Screened & enclosed	Screened & enclosed	Y

Pursuant to the Lone Mountain Master Plan and Title 19.10.010(J), the following Landscaping requirements 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	15 Trees	27 Trees	Y
TOTAL			62 Trees	Y
Open Space	15% of total parcel area	11,412 SF	14,917 SF	Y
Min. Zone Width	15 Feet		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<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, Other Than Listed	23,940 SF	1:300 SF GFA	80	4	82	4	
TOTAL			84		86		Y

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ANALYSIS

•Land Use/Zoning

This subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation. The PD (Planned Development) zoning District is consistent with the General Plan designation, and the proposed commercial center is a permitted use within the PD (Planned Development) zoning district and the Lone Mountain Master Plan.

•Lone Mountain Master Plan

The subject property is located within the V-C (Village Commercial) Lone Mountain Master Plan area. The Village Commercial designation allows low to medium-intensity retail, office or other commercial uses that serve local area patrons primarily, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways.

•Site Plan

The site plan shows a two-story building with an approximate 11,970 square foot building footprint (23,940 square-foot gross floor area) located towards the west end of the property providing site coverage of 15.7% where the Lone Mountain Master Plan allows for up to 30% coverage. Vehicular site access is from Novat Street, an 80-foot wide public right-of-way while off-site pedestrian access, a Lone Mountain Master Plan requirement, is provided at the east property line off of the sidewalk adjacent to Novat Street near the main vehicular entrance of the property. A total of 86 parking spaces have been provided, two more than required by Title 19.10.010. In addition, the applicant has provided a ten-foot by ten-foot covered Employee Patio at the southwest corner of the site in conformance with section 5.3.5 of the Lone Mountain Master Plan.

•Landscape Plan

The provided landscape plan shows 19.6% of the total parcel area landscaped, which exceeds the minimum 15% landscaped open space outlined in section 5.6 of the Lone Mountain Master Plan. Within this landscaped area, the applicant has provided minimal shrubbery at a rate of much less than what is required in Title 19.12.040, which requires four five-gallon shrubs for each tree required within the buffer zone. This also includes the parking lot landscape islands, which require four five-gallon shrubs for each required tree, per Title 19.10.010. A condition has been added requesting the applicant to provide a minimum of four five-gallon shrubs per each tree provided. Throughout the parking lot islands and buffer areas on the site, the applicant has provided 25 Mondel Pine trees and 37 Chilean Mesquite trees, all 24-inch box in size. All plant species listed on the landscape schedule are in compliance with the Lone Mountain Plant Palette Appendix B.

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•Elevations

The proposed elevations are in compliance with the required material veneer standards as listed in section 5.3.6 Building Material, Colors, and Finishes of the Lone Mountain Master Plan. The stone veneer wraps around each elevation providing a continuous surface while the façade of the building is articulated through various veneer faced pop outs and varying parapet heights. The color palette for the building is neighborhood appropriate and in keeping with the desert modern architectural theme of the building.

•Floor Plan

The provided floor plans show two floors of office area with vertical circulation provided by two set of stairs located at the north and south ends of the building. Additional circulation is provided by an elevator located at the center of the building in the main entrance/foyer. Up to seven suites are planned for each floor.

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 office building is appropriate and compatible with adjacent development and development in the area and satisfies the Lone Mountain Master Plan for areas under the V-C (Village Commercial) land use designation.

- 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;**

With the inclusion of the proposed Conditions of Approval, the proposed office building will be consistent with the General Plan, Title 19, and the Lone Mountain Master Plan.

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

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The proposed development will be accessed from Cliff Shadows Parkway and Novat Street. Site access is provided primarily by Novat Street, which is adequate in size to meet the requirements set forth by this proposal. No negative impacts to neighborhood traffic are anticipated with this proposal.

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

The building and landscape materials for this proposed office building are appropriate for both the immediate area and the City. In addition, the listed materials are in full compliance with the architectural and landscape requirements set forth by the Lone Mountain Master Plan.

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;

This project, as proposed, is harmonious and compatible with the development in the area and is in compliance with the development standards as required by the Lone Mountain Master Plan.

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

The proposed office building will be subject to regular inspections for building and licensing; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 515

APPROVALS 1

PROTESTS 4