

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-26390 - APPLICANT/OWNER: 701 SHADOW, LLC**

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

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5213), Variances (VAR-5211, VAR-5212 AND VAR-5214) and Major Modification (MOD-5212) shall be required.
2. Approval of Special Use Permit (SUP-26391) shall be required.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/11/08, except as amended by conditions herein.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect two bicycle spaces and conformance with the Las Vegas Medical District Plan Open Space Section. The site plan is to reflect pedestrian seating in conformance with the Las Vegas Medical District Plan.
6. 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.
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.

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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 20 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR5213 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a Site Development Plan Review is for a proposed fourth-floor addition to a previously approved Medical Office Building on 1.69 acres at 701 Shadow Lane. The proposed fourth floor will consist of ten residential units creating a Mixed-Use development. As a result, this application will be considered in conjunction with a Special Use Permit (SUP-26391) to allow a Mixed-Use project at the subject property.

A three-story 31,293 square-foot Medical Office building was previously approved by the City Council on December 15, 2004 with Variances for parking requirements, building height, building setbacks and landscape standards. Building permits for the project were obtained in September of 2006 and construction has commenced on the approved development. The property owner designed the building to accommodate a fourth floor, and has designed that floor to accommodate ten residential units, nine one-bedroom units and one studio unit, within 9,230 square feet. The proposed fourth floor has been designed to be architecturally compatible with the approved design of the building and the proposal adds 16 parking spaces to the approved development. No changes have been made to the general site layout or landscape of this property. Staff recommends approval of this project.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive, which included the subject property. The Planning Commission and staff recommended approval.
06/19/02	The City Council approved a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update the Plan document, as part of the City's General Plan for the area located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive, which included the subject property. The Planning Commission and staff recommended approval.

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12/15/04	The City Council approved a Major Modification (MOD-5212) to the Las Vegas Medical District Plan for the subject property from MD-2 (Major Medical) to MD-1 (Medical Support). Accompanying requests were also approved for a Variance (VAR-5214) to allow 149 parking spaces where 170 parking spaces are required; a Variance (VAR-5512) to allow a building height of 51 feet 2 inches where 45 feet is the maximum building height allowed; a Variance (VAR-5511) to allow a 36.5-foot setback where 84 feet is required for compliance with residential adjacency standards, a 13-foot rear yard setback where 25 feet is required for a parking structure, and to allow a reduction in streetscape and perimeter landscaping requirements; and a Site Development Plan Review (SDR5213) for a 31,293 square foot medical office development. The Planning Commission recommended approval of these requests and the staff recommended denial.
10/20/05	The City Council approved a Special Use Permit (SUP-8639) to allow a Social Service Provider at the subject property. The Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
09/19/06	Building permits (#06005962) for onsite improvements and an office shell (#06005963) were issued.
02/05/07	A building permit (#07000495) was issued to permit construction of a parking structure.
Pre-Application Meeting	
01/03/08	A pre-application meeting was held where elements of the Site Development Plan Review process were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Medical Office Building Under Construction	UMC (Medical District Plan)	PD (Planned Development [MD-1 (Medical Support)])
North	Clark County Health District	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
South	Office and Single Family Residential	UMC (Medical District Plan)	PD (Planned Development [P-O (Professional Offices)])

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East	Warehouse	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])
West	Office Building & Parking	UMC (Medical District Plan)	PD (Planned Development [MD-2 (Major Medical)])

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		Yes
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Yes
A-O (Airport Overlay) District	X		Yes
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.66 Acres	N/A
Min. Lot Width	N/A	125 feet	N/A
Min. Setbacks			
• Front	5-15 Feet	72 Feet	Yes
• Side	10 Feet (84 Feet*)	15-36 Feet	Yes**
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	13 Feet	Yes**
Max. Lot Coverage	50%	35%	Yes
Max. Building Height	3 Stories / 45 Feet	52.75 Feet	Yes***
Trash Enclosure	Screened	Screened	Yes
Mech. Equipment	Screened	Screened	Yes

* The Las Vegas Medical District Plan allows for a 10-foot side yard setback; however due to an existing single family home to the south, residential adjacency standards require an 84 foot setback.

** A Variance (VAR-5511) to allow a 36.5-foot side setback where compliance with residential adjacency standards require 84 feet and a Variance to allow a 13-foot rear yard setback where 15 feet is required was approved by the City Council 12/15/04.

*** A Variance (VAR-5212) to allow a building height of 52 feet 9 inches was approved by the City Council 12/15/04.

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Pursuant to Title 19.08, the following Residential Adjacency Standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 Feet	36.5 Feet	Yes*
Adjacent development matching setback	15 Feet	36.5 Feet	Yes
Trash Enclosure	50 Feet	97.5 Feet	Yes

* A Variance (VAR-5511) to allow a 36.5 foot side setback where compliance with residential adjacency standards require 84 feet was approved by the City Council 12/15/04.

Pursuant to the Las Vegas Medical District Plan and Title 19.12 the following Landscape Standards 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	5 Trees	7 Trees	Yes
Buffer: Min. Trees	1 Trees/30 Linear Feet	48 Trees	49 Trees	Yes
TOTAL		53 Trees	56 Trees	Yes
Min. Zone Width	8 Feet		7-15 Feet*	Yes
Wall Height	8 Feet		N/A	N/A

* A reduction in the required width of landscape areas was part of a previously approved Variance (VAR-5511).

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>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Office, Medical and Dental <i>(Parking Totals Previously Approved)</i>	31,293 SF	1 space per 200 SF of GFA, up to 2,000 SF, plus 1 space per each additional 175 SF	172	6	142	6	
SubTotal			178		148		Yes*

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Mixed-Use Development Residential Parking (Per Las Vegas Medical District Plan)	9,230 SF / 10 residential units	1 space per residential unit	10	0**	16	0	
SubTotal			10		16		Yes
TOTAL (Including Previous Approval)			158		164		Yes
Loading Spaces			2		1		Yes*

* A Variance (VAR-5214) was previously approved to allow 148 parking spaces where 177 are required and zero loading spaces where two are required.

** Developments containing 151-200 parking spaces are required to have a total of six handicapped parking spaces. This proposal containing an addition of ten residential units to a previously approved development does not require more than 200 parking spaces; therefore no additional handicapped parking is required.

ANALYSIS

- **Land Use/Zoning**

The subject property is zoned PD (Planned Development) as part of the Las Vegas Medical District Neighborhood Plan. The current designation of MD-1 (Medical Support) is intended to allow less intense development, which would allow for medical, medically related, office and professional uses. The proposed Mixed-Use development is permitted within this district with the approval of a Special Use Permit.

- **Site Plan**

The site plan depicts a four-story Mixed Use building of 40,519 square feet and a parking garage of 47,250 square feet. The initial three stories of the office building and parking garage are currently under construction. The applicant is proposing minor changes to the site plan from what was originally approved to accommodate an additional 16 parking spaces. The general layout of the site plan does not change from what was previously approved.

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- **Landscape Plan**

The landscape plan submitted reflects a design which was previously approved under SDR-5213. No changes or alterations have been made to the landscape plan. The Las Vegas Medical District Plan requires 1 square foot for every 50 square feet of gross floor area to be designated as plaza/open space with at least 20% minimum planted material within this space and seating at a ratio of 1 square foot for each 50 square feet of plaza space. The applicant did not demonstrate meeting these requirements at the time of original plan review. The project architect was asked to submit calculations demonstrating compliance with the Las Vegas Medical District Plan for plaza/open space; however revisions have not yet been received.

- **Elevations**

The elevations submitted reflect the design which was previously approved for the first three floors of the project. The addition of the fourth floor retains a similar architectural character to the original approved design while incorporating individual unit balconies and a small setback on the southern façade. The stucco finish and window glazing have been designed to match that which had been previously approved for this project. The overall height of the building remains the same as previously approved, 52.75 feet, through VAR-5212. The elevations submitted incorrectly state that the building height is 53.17 feet and both the project architect and applicant were asked to submit revisions reflecting the correct height of 52.75 feet; however revisions have not yet been received.

- **Floor Plan**

The floor plan provided depicts a total of ten residential units on the fourth floor. Nine of the units are one bedroom one bathroom units, all similar in size, while one unit has been designed as a studio. The applicant has not provided exact square footages for each unit, but the total area of the fourth floor is 9,230 square feet, which would indicate that each residential unit is less than 1,000 square feet. Access is provided by a centralized hallway and an elevator at the east end of the corridor. Two stairwells have also been provided, one at the east and one at the west end of the hallway.

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;**

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The addition of residential units to this medical office building will provide additional workforce housing within walking distance of two of Las Vegas Valleys major hospitals and their support uses and will create a cohesive neighborhood environment.

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 development is consistent with the General Plan, the Design Standards Manual, the Las Vegas Medical District Plan and the Landscape, Wall, and Buffer Standards with the following exceptions: Per the Las Vegas Medical District Plan, a ten-foot sidewalk is required adjacent to Shadow Lane and Bearden Drive; however the site plans provided indicate a five-foot sidewalk adjacent to Bearden Drive and a five-foot sidewalk adjacent to Shadow Lane south of the entry driveway. The Las Vegas Medical District Plan requires 1 square foot for every 50 square feet of gross floor area to be designated as plaza/open space with at least 20% minimum planted material within this space and seating at a ratio of 1 square foot for each 50 square feet of plaza space. The applicant did not demonstrate meeting these requirements at the time of original plan review nor for this application. The applicant was also conditioned in SDR-5213 to update the site plan to reflect two bicycle parking spaces on site; however the site plan was never updated to reflect this condition. The project architect and applicant were asked to correct these items to bring the plans to conformance with the Las Vegas Medical District Plan; however no revisions have been received; therefore staff has added conditions to bring these requirements to conformance.

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

The property is accessed from Shadow Lane and Bearden Drive which will provide adequate circulation.

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

The building and landscape materials are typical of those used in similar projects and appropriate for the City of Las Vegas.

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 architectural design of the structure is not unsightly, undesirable, or obnoxious in appearance. They are typical for the area and compatible with surrounding buildings.

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

The proposed Mixed-Use development 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 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 76

APPROVALS 1

PROTESTS 0