

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 13, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-25990 - APPLICANT: ACE ENGINEERING
- OWNER: AMRIK SINGH**

**** 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 plan, landscape plan, and building elevations, date stamped 01/15/08 and 02/14/08, except as amended by conditions herein.
3. 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.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the ITA Communications Infrastructure Phase 2 Rancho between Sahara and Rainbow project, the Painted Desert Sewer Rehabilitation project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway throat depth for the driveway accessing this site from Rancho Drive. The proposed driveway shall receive approval from the Nevada Department of Transportation.
13. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rightsofway, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of the access drive connecting this site to the adjacent public street concurrent with development of this site. The connecting sidewalk shall be terminated on-site with a handicap ramp.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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17. Landscape and maintain all unimproved rightofway, if any, on Rancho Drive adjacent to this site. 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.
18. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public rightofway adjacent to this site prior to occupancy of this site.
19. 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. We note that this site is within a FEMA AO Flood Zone.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 54 room, three story, 30,000 square foot hotel on 0.69 acres located on the west side of Rancho Drive, approximately 630 feet south of Lone Mountain Road. The project site is currently an undeveloped parcel.

The original application for the hotel required a waiver of landscape standards. A redesign and reduction in the size of the building allowed for landscape planter widths to be met on the site. The proposed hotel will conform to Title 19 commercial development standards. Staffs recommendation is approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1963	A-3-63
04/02/03	The City Council approved GPA-1363, a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road.
<i>Related Building Permits/Business Licenses</i>	
	None at this time.
<i>Pre-Application Meeting</i>	
11/2/07	A waiver was needed for side landscaping. Show handicap access aisles and a loading zone. Applicant to meet with NDOT approval for 24 foot driveway. It was noted circulation around the building is tight, applicant to meet with fire. Also meet with flood control as this parcel may be in a flood zone. Public Works requires a deviation for throat depth; may cause parking spaces to be lost.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
01/09/08	One of four undeveloped parcels on this portion of Rancho Drive. Multi-family units behind the parcels.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC(General Commercial)	C-2(General Commercial)
North	Undeveloped	SC(Limited Commercial)	C-2(General Commercial)
South	Undeveloped	GC(General Commercial)	C-2(General Commercial)
East	Commercial	GC(General Commercial)	C-2(General Commercial)
West	Apartments	M(Medium Density Residential)	R-3(Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
A-O (Airport Overlay) District (175)	X		N
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

The subject property is designated GC (General Commercial) in the Centennial Hills Sector Plan. This land use category allows intense retail, service, wholesale, office and other general business uses not generally considered compatible with adjoining residential areas without significant transition. The existing C-2 (General Commercial) zoning district and proposed office and retail uses are compatible with the GC (General Commercial) designation

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DEVELOPMENT STANDARDS

Applicable code section here 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 ft	100 ft	Y
Min. Setbacks			Y
• Front	20 ft	40 ft	Y
• Side	10 ft	10ft /17 ft	Y
• Corner	15 ft	N/A	Y
• Rear	20 ft	45 ft	Y
Max. Lot Coverage	50%	43%	Y
Max. Building Height	N/A	489	N/A
Trash Enclosure	Screened	Not Indicated	N
Mech. Equipment	Screened	In Basement of Lobby	Y

<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		Parking under building	
Buffer:				
• Min. Trees (Rancho Dr.)	1 24 Box Tree/20 Linear Feet	5 Trees	5 trees	Y
• Min. Trees (Sides/rear adj. to commercial)	1 24 Box Tree/30 Linear Feet	18 Trees	24 Trees	Y
• Min. Trees (adj. to residential)	1 24 Box Tree/20 Linear Feet	5 Trees	4 Trees	N
TOTAL		28 Trees	33 Trees	Y
Min. Zone Width	15 Feet along Rancho; 8 Feet sides/rear		20 Feet along Rancho; 8.5 Feet sides/rear	Y
Wall Height	6 Feet max adjacent to commercial; 6 Feet min. adjacent to residential		Not Shown	N

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motel	54	1 Per Unit	51	3	51	3	Y
TOTAL (including handicap)			54		54		Y

ANALYSIS

Use

A hotel, motel or hotel suites are a permitted use in a C-2 (General Commercial) zone. The hotel use proposed for the site is appropriate, as commercial and office developments are proposed for the Rancho corridor. The submitted building plans were revised by reducing the size of the building to conform to the narrow lot and provide the required setbacks, landscaping and parking. Overall the proposed building is code-compliant

Site Plan

The site encompasses a long narrow parcel on the west side of Rancho Drive. Access to the property is via one 32-foot wide drive providing access from Rancho Drive. The proposed 54-room hotel will consist of three-stories and a semi basement. Sited central to the site the building meets all the required property line setbacks. Parking will be provided underneath the building on the first floor. The 54 hotel rooms are located on floors two and three. Located on the front south corner of the three story building is the lobby and check in area for the hotel. Beneath the lobby is a basement containing a laundry area, maintenance room and elevator equipment.

Access to the first floor parking is via a two way drive aisle under the building. The drive aisle becomes a one way drive at the back of the building and allows vehicle to exit along the south side of the building.

A 20% contrasting, split face block wall, six feet in height, will be constructed behind the front setback line along the side and rear property line.

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Landscaping

Landscaping is shown on the perimeter of the parcel. The side and rear planter areas are adequate in width at eight and one-half feet and contain the correct number of trees and shrubs. The front landscape planter is shown as 15-feet in width. Mexican fan palms, a variety of shrubs and ground cover will be planted in this area. Trees will be spaced 20-feet on center to provide a buffer between the proposed commercial building and the multi family housing behind the building.

Elevations

The front of the long building is punctuated by a pop-out one story portion of the building which houses the lobby area. The exterior is finished with earth-toned stucco and a base of stone is shown on the first floor lobby building. Decorative elements consist of colored tile on the roof and metal windows on the sides of the proposed building.

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 commercial use proposed for the site is appropriate, as commercial development is proposed for the surrounding area. The building meets Residential Adjacency Standards.

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 implementation of conditions of approval, the proposed commercial development is consistent with Title 19, Landscape, Wall and Buffer Standards and is in compliance with the General Plan.

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

Access to the site from Rancho Drive, a 200-foot Primary Arterial as indicated by the Master Plan of Streets and Highways, should not have a negative impact on neighborhood traffic. Circulation around the site is adequate.

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

The stone, stucco and colored metal materials are acceptable exterior materials for this area. The plant materials shown on the submitted landscape plan are appropriate for the temperature extremes of the desert environment.

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 submitted elevations show varied rooflines and contain aesthetically pleasing architectural features which should make this an attractive development overall. These features should enhance the appearance of this portion of the Rancho Drive corridor.

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

The project is subject to regular inspection by public agencies for permitting and licensing, thereby safeguarding the welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 211

APPROVALS 0

PROTESTS 8