



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-27066 - APPLICANT/OWNER: I.B.E.W. LOCAL 357

**** CONDITIONS ****

The Planning Commission (4-1/sd-1gt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-27068) and Variance (VAR-27067) if approved.
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 landscape plan, and date stamped 03/18/08, and building elevations, date stamped 02/26/08, except as amended by conditions herein.
4. 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 the changes herein. Specifically, the trash enclosure shall be relocated on the site to conform to LVMC Title 19.08.160 (G) Trash Receptacles, which requires a minimum 50-foot setback from the property line of the adjacent residential property to the trash enclosure.
5. A reversionary parcel map or administrative joining consolidating the two parcels shall be recorded prior to issuance of any building or grading permits.

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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
16. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Charleston and Lamb Traffic Improvements project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. Construct all incomplete half-street improvements on Lamb Boulevard and Harris Avenue adjacent to this site concurrent with development of this site.
18. 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.
19. 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.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. 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 or submittal of any construction drawings. 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. No Structures shall be permitted within the existing 20-foot public drainage easement granted per, File 93, Page 38 of official records.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed two-story, 35,000 square-foot office building and meeting hall for as a private club, lodge or fraternal organization on 3.30 acres at the northwest corner of Lamb Boulevard and Harris Avenue. The project includes two parcels that have previously been approved for a 60-unit condominium development.

The applicant has requested a Variance (VAR-27067) to allow a reduction in the required parking. The proposed building will serve as the new administration/operations offices and meeting hall for the International Brotherhood of Electrical Workers. The union hall (Office, Other Than Listed and Private Club, Lodge or Fraternal Organization uses) is appropriate for the area and the existing/proposed C-1 (Limited Commercial) zoning district. Further, the unique nature of the proposed operation merits the reduction in parking requested. Therefore, approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/19/69	The City Council approved a request for a Rezoning (Z-0010-69) from: R-E (Residence Estates), R-T (Residential), and C-1 (Limited Commercial) to: C-1 (Limited Commercial), R-MHP (Residential Mobile/Manufactured Home Park) on the west side of Lamb Boulevard between Washington Avenue and Harris Avenue.
05/18/05	The City Council approved a request for a General Plan Amendment (GPA-6191) from SC (Service Commercial) to M (Medium Density Residential) on, a Rezoning (ZON-6192) from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-6193) for a 60-unit condominium project on 4.07 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street.
12/15/05	The Planning Commission approved a request for a Tentative Map for a 60-unit condominium development and a waiver of Title 18.12.100 to allow 28-foot wide private streets where 39-foot wide streets with rolled curbs is the minimum required on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue.
04/10/08	The Planning Commission recommended approval of companion items GPA-27069, ZON-27068 and VAR-27067 concurrently with this application. The Planning Commission voted 4-1/sd-1/gt to recommend APPROVAL (PC Agenda Item #14/rts).

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the proposed development.	
<i>Pre-Application Meeting</i>	
02/07/08	A pre-application meeting was held and elements of this application were discussed. Parking ratios and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
03/12/08	A neighborhood meeting was held at the I.B.E. W Old Union Hall, 4322 East Bonanza Road. No members of the public attended the meeting. There were ten representatives of the applicant and one member of the Planning and Development staff in attendance along with member of the union. The architect gave a presentation to the union members and answered their questions.

<i>Field Check</i>	
03/07/08	The Department of Planning and Development conducted a site visit that found that the site contains two undeveloped parcels. There was temporary chain link fencing around the perimeter of the site. There are several mature trees on-site. Some trash and debris had collected at the edges of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.3

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential) [Proposed: SC (Service Commercial)]	C-1 (Limited Commercial) and R-MHP (Residential Mobile/ Manufactured Home Park) [Proposed: C-1 (Limited Commercial)]
North	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
South	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
	Single Family, Detached	SC (Service Commercial)	R-CL (Single Family Compact-Lot)

<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	n/a
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	143,748 SF	n/a
Min. Lot Width	100 Feet	225 Feet	Y
Min. Setbacks			
• Front	20 Feet	210 Feet	Y
• Side	10 Feet	89 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	144 Feet	Y
Max. Lot Coverage	50%	16.7%	Y
Max. Building Height	n/a	2-stories (35-feet)	n/a
Trash Enclosure	Gated and Screened	Gated and Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, 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	85.5 Feet	89 Feet	Y
Adjacent development matching setback	5 Feet	89 Feet	Y
Trash Enclosure	50 Feet	12 Feet	N *

- * The proposed location of the trash enclosure is within 50 feet to the protected properties adjacent to the west and southwest of the site and will need moved to a more appropriate location. A condition of approval has been added to this review requiring a revised site plan be submitted to and approved by the Planning and Development Department prior to the issuance of any building permits to relocate the trash enclosure.

Pursuant to Title 19.10 and 19.12, the following landscaping and open space 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	28 Trees *	28 Trees	Y
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	39 Trees	40 Trees	Y
	1 Tree / 30 Linear Feet	23 Trees	31 Trees	Y
TOTAL		90 Trees	99 Trees **	Y
Min. Zone Width	15 Feet ROW		15 Feet	Y
	8 Feet Interior Lot Line		8 Feet	Y

* Parking is provided for 227 vehicles, but only 164 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces.

** There is enhanced landscaping at the Lamb Boulevard entrance to this development and along the west side of the building that provides additional landscaping above what would be required within the buffer areas and for the site.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	25,908 SF	1 Space / 300 SF GFA	83 Spaces	4 Spaces	128 Spaces	4 Spaces	N *
Private Club, Lodge or Fraternal Organization	9,500 SF	1 Space / 50 SF Assembly Area	184 Spaces	6 Spaces	91 Spaces	4 Spaces	N *
Sub-Total			267 Spaces	10 Spaces	219 Spaces	8 Spaces	N *
TOTAL (including handicap)	35,408 SF		277 Spaces		227 Spaces		N *

Loading Spaces	35,408 SF	3 Spaces @ 30,000 to 50,000 GFA	3 Spaces	3 Spaces	Y
Percent Deviation			18% Reduction		

- * A Variance (VAR-27067) has been requested to allow 227 total parking spaces to be provided where 277 spaces would otherwise be required. If approved, this will grant relief from the City standards if approved.

ANALYSIS

The subject properties are located within the boundaries of the Southeast Sector Map of the General Plan. A proposed General Plan Amendment (GPA-27069), if approved, would allow an SC (Service Commercial) land use designation. The project proposes a two story office building intended as a private club, lodge or fraternal organization, northwest corner of Lamb Boulevard and Harris Avenue. The proposed development is in compliance with the proposed SC (Service Commercial) General Plan designation.

There is a Rezoning (ZON-27068) proposed to change the zoning of the subject site from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to C-1 (Limited Commercial). The proposed union hall is permissible in a C-1 (Limited Commercial) zoning district which is compatible with the proposed SC (Service Commercial) General Plan designation.

The site encompasses two parcels with a parking lot that crosses the lot lines. Should the parcels that comprise the building location in the future become separate developments the site will be placed further out of conformance with the development standards established for parking. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating these two parcels be recorded.

- **Site Plan**

The site plan is in compliance with the standards of the existing/proposed C-1 (Limited Commercial) zoning district. A revised site plan will be needed prior to the application for a building permit to locate the trash enclosure at a minimum of 50 feet from the residentially zoned property to the west.

The site is located at the northwest corner of Lamb Boulevard and Harris Avenue. The project area consists of two undeveloped parcels of land on the city's east side. The site plan illustrates a single office/meeting hall building that covers approximately 16.7 percent of the site.

The site plan indicates that a total of 227 parking spaces will be provided on-site. Specifically, there are 95 unsecured surface spaces and 132 gated surface spaces of which 35 spaces are further secured for staff and a total of 63 spaces are covered. Of the covered spaces, 48 spaces will be beneath a photovoltaic covered parking canopy north of the building. The gross square-footage of the proposed building is indicated at 35,408 square feet, 25,908 square feet for the office functions and 9,500 square feet for the assembly room, which requires a total of 277 parking spaces. A Variance (VAR-27068) has been requested and if approved will allow an 18 percent reduction in the required parking. The parking is accessed off of Lamb Boulevard and Harris Avenue.

- **Landscape Plan**

The landscape plan depicts various landscape buffers around the perimeter of this site. There are adequate landscape buffers of eight feet or greater at the interior property lines and 15 feet or greater abutting the rights-of-way to the south and east. While the distribution of the landscaped fingers/trees is not in conformance with the requirements of Title 19.10.010 (J), there is sufficient parking area landscaping provided for all uncovered, surface parking areas to meet the total required.

The perimeter landscape buffers are depicted as having a minimum 24-inch box tree planted approximately every 30 feet on center for the perimeters abutting the rights-of-way and approximately every 20 feet on center for the perimeters abutting the neighboring residential property. Due to a portion of the parking being covered parking there is reduced parking lot landscaping on the site.

- **Elevations/Floor Plan**

The elevations depict a two-story (35 feet) office and meeting hall building. The building uses contemporary design elements including a geometric layout of lines emphasizing a stratified patterning of the façade that works to break up the massing of the building. The building slopes upward from a height of 28.5 feet at the west side of the building to 35 feet at the east side of the building. This is to accommodate the decorative union seal embossed on the north elevation and the union name on the east elevation. This draws the visual focus along the exterior of the building to the Lamb Boulevard lighted landscape sculpture. Slate tiles, brushed aluminum, and decorative glazing is used to accent the glass storefront system and smooth finish concrete façade.

The floor plans show that there will be a mix of business offices, support facilities and assembly space on the first floor. The second floor will provide administrative offices, support facilities and a small workout area with a shower room. The second floor will also have several balconies accessed from various offices and conference rooms.

This site development plan review has been submitted in conjunction with a General Plan Amendment (GPA-27069) to change the land use designation to SC (Service Commercial), Rezoning (ZON-27068) to C-1 (Limited Commercial), and Variance (VAR-27067) to allow a reduction in the required number of parking spaces.

The proposed project is acceptable under the sites proposed General Plan designation and proposed/existing zoning district. The proposed office/meeting hall building is compatible with the existing commercial and residential developments. Therefore, due to the compatibility with existing and anticipated future development in the area, staff is in support of this request.

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/meeting hall building is compatible with existing adjacent development and development in the area, as it will provide a building of contemporary design that is scaled similar to other commercial development in the vicinity.

- 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 proposed SC (Service Commercial) designation as listed under the Southeast Sector Plan of the General Plan, but is not consistent with the Title 19 design standards as a Variance (VAR-27067) has been requested. The request is for a reduction of the required parking. Due to the unique nature of the proposed union hall operation staff supports the request for a reduction of the parking, which if approved, would make the development consistent with city requirements.

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

Lamb Boulevard, a 100-foot Primary Arterial, and Harris Avenue, a 60-foot local collector, will be the principal vehicular access points for this development. These access points will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building and landscape materials are appropriate for the area and the City.

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 site a new contemporary building in the area that will provide a new office/meeting hall location for an area union that will be harmonious and compatible with development in the area. The building is not unsightly or obnoxious in appearance and the building elevations depict a building scale and design characteristics that are compatible with the surrounding commercial and residential developments.

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 the International Building Code and City inspections during construction of the building as well routine business license inspections of the office buildings occupants.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 980 by Planning Department

APPROVALS 2

PROTESTS 2