



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 26, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-28133 - APPLICANT: STATE PUBLIC WORKS BOARD -

OWNER: STATE OF NEVADA DIVISION OF LANDS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1905) 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, landscape plan, and building elevations, date stamped 05/13/08, 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: Identify the location of the three proposed/existing loading zones.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Submit a revised landscape plan indicating the required 20-foot wide multi-use transportation trail along the undeveloped parcel frontage on Oakey Boulevard.
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. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,824 square-foot addition to an existing 58,400 square-foot Psychiatric Hospital on 66.57 acres at 1302 South Jones Boulevard. The proposed additions will take place near the northwest and northeast corners of the existing building and 12 private patient rooms, two courtyards, a classroom and other ancillary support rooms to the existing facility. In addition, a small parking lot expansion will be added to the northeast corner of the site. The proposed additions will match the existing facility in both scale and finish material and represent compliance with the standards of Title 19; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/92	The Board of Zoning Adjustment reviewed a Variance (V-0042-92) for a 6' high decorative screen wall with a 13' high entry gate along the front property line (where 4' with the top 2' 50% open is the maximum height permitted), to allow a 90 sq. ft. freestanding ground sign where only 15 square feet is permitted and to allow an all-day care facility where a previous Variance was approved for an after school care operation, limited. The Board of Zoning Adjustment denied the wall and sign Variance and approved the all day daycare facility. Staff recommended denial of the wall and sign Variance and approval of the all day daycare facility.
10/18/00	The City Council approved a request for a Special Use Permit and Site Development Plan Review (U-0078-00) for a 2,893 square foot child care facility on the east side of Community College Drive, approximately 500 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval of this request.
07/02/03	The City Council approved a request for a Rezoning (ZON-1905) from R-E (Residence Estates) to C-V (Civic) on 69.09 acres located at 1309 South Jones Boulevard (APN: 163-02-601-007) and 6171 West Charleston Boulevard. The Planning Commission and staff recommended approval of this request. (*Note This approval contained a condition which stated, Any additional site development will require the installation of the 20-foot wide multi-use transportation trail on the north side of Oakey Boulevard. The trail exists partially built at this time, extending roughly 1/8 th of a mile on Oakey Boulevard west of Jones Boulevard.)

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03/17/04	The City Council struck a request for a Site Development Plan Review (SDR-3638) for a 101,600 square-foot psychiatric hospital on a portion of 67 acres adjacent to the northwest corner of Jones Boulevard and Oakey Boulevard. The Planning Commission and staff recommended approval of this request.
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<i>Related Building Permits/Business Licenses</i>	
There are no building permits which exist for this site.	
<i>Pre-Application Meeting</i>	
04/30/08	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review for a proposed addition to an existing Psychiatric Hospital.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Field Check</i>	
05/21/08	A field check was performed by staff at the subject property. The subject building was noted as being a part of a larger campus dedicated to mental health care and related uses. A parking lot was under construction on the north side of the building and a large vacant tract of land was noted on the south side of the existing structure. The physical appearance of the existing building and surrounding landscape were noted as being well-maintained. The proposed addition will remove a small desert-landscaped area on the east side of the building and replace a vacant, graded non landscaped area on the west side of the building.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	66.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Desert Willow Treatment Facility, Mental Health Facility and Associated Administrative Buildings, Vocational Training Facility, Child Care Center and Plant Nursery	PF (Public Facilities)	C-V (Civic)

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North	Offices, Retail and Vacant Land	O (Office) and SC (Service Commercial)	R-1 (Single Family Residential), P-R (Professional Office and Parking) and C-1 (Limited Commercial)
South	Single Family Homes and Condominiums	ML (Medium Low Density Residential) and M (Medium Density Residential)	R-PD5 (Residential Planned Development 5 Units Per Acre) and R-PD15 (Residential Planned Development 15 Units Per Acre)
East	Offices, Retail, Funeral Home and Vacant Land	PF (Public Facilities), O (Office), SC (Service Commercial), GC (General Commercial) OP [Office Professional (Clark County)]	C-V (Civic), O (Office), O (Office) under Resolution of Intent to C-1 (Limited Commercial), C-1 (Limited Commercial), C-2 (General Commercial) and C-P [Office and Professional (Clark County)]
West	College of Southern Nevada	PF (Public Facilities)	C-V (Civic) and R-E (Residence Estates)

<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			
C-V (Civic) District	X		Y*
A-O (Airport Overlay) District 200 Feet	X		Y**
Trails	X		N***
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic) District shall be established upon approval of a Site Development Plan Review, and that setback and other standards are not automatically applied. As this project is proposing an expansion of an existing use within the C-V (Civic) district and establishing appropriate design standards, this project is in compliance with the C-V (Civic) District.

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** The northeastern corner of the subject parcel lies within the North Las Vegas Airport Overlay within the 200-foot height limitation contour. The location of the proposed addition to an existing Psychiatric Hospital on the subject parcel is located south of the height limitation contour, therefore this Site Development Plan Review is in compliance with the requirements of the A-O (Airport Overlay) district.

*** A twenty-foot wide multi-use transportation trail is designated on the north side of Oakey Boulevard in the Master Plan Transportation Trails Element. The trail is partially built out, extending roughly 600 feet west from the northwest corner of Jones Boulevard and Oakey Boulevard. The original Rezoning (ZON-1905) for the site contained a condition of approval which stated, Any additional site development will require the installation of the 20-foot wide multi-use transportation trail on the north side of Oakey Boulevard. A condition requiring conformance to the conditions of approval of Rezoning (ZON-1905) has been added to this project.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable. Any future development will require review for determination of appropriate development standards.

The following Development Standards are proposed for this C-V (Civic) District:

<i>Standard</i>	<i>Provided</i>
Min. Lot Width	> 100 Feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	>115 Feet 190 Feet > 650 Feet
Max. Lot Coverage	2.28%
Max. Building Height	55 Feet
Trash Enclosure	Screened
Mech. Equipment	Screened

<i>Residential Adjacency Standards</i>	<i>Provided</i>
3:1 proximity slope	1500 Feet
Trash Enclosure	1500 + Feet

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<i>Standards</i>	<i>Provided</i>
Parking Area	4 Trees
Buffer: Min. Trees	4 Trees
TOTAL	
Min. Zone Width	10 Feet
Wall Height	None

* Perimeter walls are not part of this Site Development Plan Review. The proposed addition includes adding two outside courtyards which will be enclosed with a 10 foot security wall flush with the exterior of the building.

<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	
Psychiatric Hospital	70 Patient Beds	1.5 Spaces / Patient Bed	100	5	176	6	
TOTAL			105		182		Y
Loading Spaces			4		3		Y*

* This Site Development Plan Review will establish the base requirements for the subject property. The Parking Required column has been added as a reference tool.

ANALYSIS

The applicant is requesting to place a 7,824 square-foot addition on an existing 58,400 square-foot Psychiatric Hospital on 66.57 acres at 1302 South Jones Boulevard. The proposed additions will take place near the northwest and northeast corners of the existing building and 12 private patient rooms, two courtyards, a classroom and other ancillary support rooms to the existing facility. In addition, a small parking lot expansion will be added to the northeast corner of the site. The proposed additions will match the existing facility both in scale and finish.

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- **Use**

The Psychiatric Hospital use is allowed in the C-V (Civic) zoning district. The original construction of this facility was approved by the State of Nevada and therefore the location of this facility has been state mandated. As this facility has been predetermined by the State of Nevada to be located at this site, the exploration or debate regarding the Psychiatric Hospital use at this location is not part of this Site Development Plan Review. This use is currently permitted and existing on site.

It was established at the previous City Council meeting on 03/17/04 that the purpose of this Site Development Plan Review in reference to this particular site is to ensure compliance with the intent of Title 19 in regards to the site plan, floor plan, elevations and landscape plan. As such, the following discussion will address Title 19 relevant issues.

- **Zoning**

The C-V (Civic) District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

The minimum development standards for property in the C-V (Civic) District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. In the case of the subject property, the original Rezoning (ZON-1905) Conditions of Approval requested, A Site Development Plan Review application approved by the Planning Commission and City Council, as a public hearing, prior to the issuance of any permits, any site grading, and any future development activity for the site.

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- **Site Plan**

The site is located south of Charleston Boulevard, north of Oakey Boulevard, west of Jones Boulevard and east of Community College Drive. Access to the site is gained from Community College Drive, with a secondary emergency vehicle access from Verdinal and Transverse Drives at the rear of the building. No new driveways or curb cuts will be created as a result of this expansion. The proposed additions will take place at the northwest and northeast corners of the building. A classroom and outdoor courtyard will be added to the northwest corner of the building, along with a 16-space parking lot expansion. The parking lot expansion has been designed to include the requisite landscape finger islands and appropriate handicap accessible parking spaces. The applicant has verbally indicated that three loading zones will be provided on site, however the submitted site plans do not reflect this. A condition has been added requiring the applicant to locate three loading zones on the subject property.

The proposed addition at the northeast corner of the building will mimic the existing shapes and design of the existing facility. This addition will include sever new patient and associated care rooms along with an addition outdoor courtyard. Both areas where the expansion will take place are currently minimally landscaped flat, graded areas. The site will experience minimal disruption as a result of these additions as all the proposed work will take place within undeveloped areas.

- **Landscape Plan**

The proposed landscape plan is relatively simple in design and minimal in nature. Six Desert Willow and two Chinese Pistache trees will be added to the site. A total of 48 five-gallon mix of drought tolerant shrubs, grasses and ground covers will be added to the site. The trees will be placed in the parking lot landscape finger islands, one in each new courtyard, and at the northwest corner of the proposed addition. The proposed landscape will be harmonious with the existing drought tolerant landscape in place at the existing facility.

- **Elevations**

The proposed elevations will match the existing facility in consistency, character and scale. The finish materials will include precision CMU block in a buff-color and split face CMU block in a red, white and black buff-color. The elevations are broken up with building pop-outs, varying roof heights, pattern changes in the colors used and minimal windows. The main roofline will mirror that of the existing building and present a seamless cohesive façade.

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- **Floor Plan**

The proposed floor plan depicts a classroom and courtyard to be placed at the northwest corner of the building. The proposed addition to the northeast corner of the building will house twelve private patient rooms, associated bathroom facilities, seclusion rooms, janitorial facilities and laundry facilities, telecommunication and electrical rooms, offices and a kitchenette. The layout of the proposed addition will mimic the scale and layout of the existing facility, utilizing linear corridors laid out in a T-shaped formation.

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 development is compatible with the existing mental health campus. As the proposed addition is located near the center of the subject property the additional development will be compatible with surrounding mental health facility campus.

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 as proposed is consistent with the meaning and intent of the existing C-V (Civic) zoning district and with the General Plan designation of PF (Public Facilities). This project meets all design standards of the Code, other than those called out in report, dealing with the location of loading zones and the trail requirement.

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

Access to the site is provided from Community College Drive, a private roadway which accesses both Charleston Boulevard, a Primary 100-foot arterial as designated by the Master Plan of Streets and Highways, and Oakey Boulevard, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways.

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

The building and landscape materials proposed are identical to those used on the existing building. The materials are appropriate for the area and for the City.

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- 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 additions are proportional and well designed in relation to the existing structure. The addition, if approved, will part of a cohesive whole with the existing structure.

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

The proposed additions will be subject to inspection for Certificate of Occupancy and Emergency preparedness, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 470

APPROVALS 2

PROTESTS 3