



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 4, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27449 - APPLICANT/OWNER: KURT AND DEBORAH MYCHAJLONKA

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend 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 03/20/08, except as amended by conditions herein.
3. A Waiver from 19.12.030 is hereby approved, to allow a five-foot landscape buffer on the east property line where eight feet is required.
4. An Exception from 19.10.010 is hereby approved, to allow four landscaped parking fingers where six are the minimum required.
5. One additional handicap parking space must be provided in accordance with LVMC Title 19.10, for a total of three handicap accessible spaces.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Include an addition 24-inch box tree on the south property line and an addition tree on the west property line.
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. Submit a Reversionary Map for this site or coordinate with the City Surveyor to create one overall site; comply with the recommendations of the City Surveyor.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct all incomplete half-street improvements on Thom Boulevard adjacent to this site 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the southern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
17. 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. This site shall connect to public sewer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer alignments to service this site.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. 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, 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.
21. Site development to comply with all applicable conditions of approval for ZON-10754, SDR-10757, and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed parking lot on 0.53 acres located at 4309 Thom Boulevard. This property is currently zoned C-1 (Limited Commercial), but was originally a residential property located in the Rural Preservation District. This property still has a substantial residential character as seen by an existing 2,300 square-foot house residing on this property. The applicant intends to add parking on the rear of this lot for an Animal Hospital located at 5051 West Craig Road and leave the existing house vacant. As a parking lot is permitted in a C-1 (Limited Commercial) zoning district and the minimum Title 19 requirements are satisfied, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/01/06	On an adjacent parcel the City Council approved a General Plan Amendment (GPA-10756) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to SC (Service Commercial) on 0.98 acres at 5051 West Craig Road and 4313 Thom Boulevard. The City Council approved a Rezoning (ZON-10754) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.49 acres at 4313 Thom Boulevard. The City Council approved a Site Development Plan Review (SDR-10757) for a 5,385 addition to an existing animal hospital and a waiver of perimeter landscaping requirements on 0.49 acres at 4313 Thom Boulevard. The City Council approved a Special Use Permit (SUP-10755) for a proposed Animal Hospital without Outside Pens at 5051 West Craig Road and 4313 Thom Boulevard. The Planning Commission and staff recommended approval of these requests.
10/03/07	The City Council approved a General Plan Amendment (GPA-22560) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to SC (Service Commercial) on 0.53 acres at 4309 Thom Boulevard. The City Council approved a Rezoning (ZON-22562) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.53 acres at 4309 Thom Boulevard. The City Council approved a Site Development Plan Review (SDR-22557) for a 3,588 square-foot Commercial Recreation/Amusement Facility (Indoor) on 0.53 acres at 4309 Thom Boulevard. The Planning Commission and staff recommended approval of these request.
05/08/08	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #13/ed).

<i>Related Building Permits/Business Licenses</i>	
11/02/01	A Building Permit (#1020938) was issued for a Carport addition to an existing single family house at 4309 Thom Boulevard. This project was completed on 02/07/02.
01/31/06	Business licenses (#P05-00365) and (#Q13-00034) was issued for a Veterinary Hospital and Clinic at 5051 West Craig Road.
06/14/07	On an adjacent Parcel, a Building Permit (#7002956) was issued for an addition to an existing animal hospital at 5051 West Craig Road. This project is currently under construction.
<i>Pre-Application Meeting</i>	
03/13/08	A pre-application meeting was conducted and the requirements for submitting a Site Development Plan Review were discussed. The representative of the building department informed that applicant that any use of the existing residential structure will require complete commercial retrofitting.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
04/03/08	A field check was conducted and it was noted that the exterior of the existing house was in generally good condition. The animal hospital addition on the northerly parcel is currently in the initial phases of development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.53

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Single Family Dwelling	SC (Service Commercial)	C-1 (Limited Commercial)
North	Animal Hospital	SC (Service Commercial)	C-1 (Limited Commercial)
South	Driveway for Pre-school	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwellings	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Pre-school	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Centennial Hills Plan	X		Y
<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 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y*
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The Rural Preservation Overlay District was established in order to preserve residential neighborhoods. This commercial development has done the necessary steps to protect the adjacent residential homes.

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	22,302 SF	Y
Min. Lot Width	100 Feet	101.5 Feet	Y
Min. Setbacks			
• Front	20 Feet	51 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	136 Feet	Y
Max. Lot Coverage	50%	10%	Y

* The existing residential house is considered as an Accessory Structure due to the fact all the parcels will be combined, pursuant to the conditions of the Site Development Plan Review.

Pursuant to 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 Trees/ 6 Spaces	6 Trees	4 Trees	N*
Buffer:				
Min. Trees				
East Property Line	1 Trees/ 30 Linear Feet	4 Trees	4 Trees	Y
South Property Line	1 Trees/ 30 Linear Feet	8 Trees	7 Trees	Y**
West Property Line	1 Trees/ 20 Linear Feet	4 Trees	3 Trees	Y**
TOTAL		16 Trees	14 Trees	Y**
Min. Zone Width	8 Feet		5 Feet	N***
Wall Height	6 Feet		6 Feet (existing)	Y

* An exemption has been applied for to provide four landscaped parking fingers where six are the minimum required.

** A condition of approval has been added requesting the applicant to provide one additional 24 inch box tree on both the south and west property lines.

*** A waiver has been requested to provide a five-foot landscape buffer on the east property line where eight feet is required.

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	
Animal Hospital	11,931 SF	1 space / Doctor	8				Y
		1 space / 2 on-duty employees	13				
		1 space / examination room	7	3			
SubTotal			28		65	2	Y*
TOTAL			28		67		Y
Loading Spaces			2		2		Y

* A condition has been added to provide one additional handicap accessible space due to the additional parking provided by this parking lot expansion.

Waivers		
Request	Requirement	Staff Recommendation
To provide a five-foot landscaped buffer on the east property line	A minimum of eight feet is required for interior lot lines	Approval The related animal hospital has an approved five-foot landscape buffer along the east property line and therefore approval of this request would provide consistency with the other parcel.

Exception		
Request	Requirement	Staff Recommendation
To provide a four landscaped parking fingers where six are the minimum required	Interior landscape islands shall be provided for all parking lots as follows: <ol style="list-style-type: none"> i. At the end of each row of parking spaces; ii. Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows; and iii. In addition to any required perimeter landscape areas. 	Approval Adequate landscaping is provided to offset the loss of these parking lot landscaped fingers.

ANALYSIS

- **Land Use/Zoning**

This project is located within the C-1 (Limited Commercial) zoning district. This district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. This additional parking lot is intended to provide a substantial increase in parking provided by an existing animal hospital at 5051 West Craig Road.

- **Site Plan**

The site plan depicts a proposed parking lot addition to an existing animal hospital. This animal hospital is being completed in two phases. The first phase of this project was completed in 1996 and included a 5,239 square-foot building with parking. The second phase has just commenced an addition of 5,371 square feet. The subject parcel was acquired to provide additional parking for the animal hospital uses, but currently has a 2,300 square-foot house near the west property line. The applicant proposes to provide an additional 38 parking spaces on the rear of this lot, while keeping the existing house vacant. Any use of this house for commercial purposes will require the conversion of this residential house to commercial standards. An existing six-foot block wall exists on the

north, west and south property lines, but portions of the north property line wall will have to be demolished in order to provide access to the parking lot from the northerly parcels.

The applicant also proposes to construct a decorative screen wall with the top 3.5 feet open along the west property line and this wall will satisfy Title 19 development standards for a commercial development. This wall will be required to have the top three vertical feet open for visibility and the bottom two feet solid wall base. There will be no access to this parking lot from Thom Boulevard, but instead use the existing animal hospital entrance from West Craig Road.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffer widths around the perimeter of the subject site. The perimeter landscape buffers are depicted as having a 24-inch box tree every 30 linear feet on the south and east property lines due to adjacent commercial properties. A condition has been included to add one additional tree on in order to satisfy the required eight trees on the south property line. The perimeter landscape buffer on the west property line depicts a 24-inch-tree almost every 20 linear feet due to adjacent residential property. A condition has been included to add one additional tree in order to satisfy the required four trees on the west property line. This application also requires an exception to allow a reduction in the total number landscaped fingers. This exemption request is to provide four landscaped parking fingers where six are required.

A waiver has been requested to provide a five-foot landscape buffer along the east property line where eight feet is required. The other related properties to the north of this subject site have an approved five-foot landscape buffer, which would allow for consistent landscaping. Staff recommends approval of this request due to its appropriateness with the adjacent parcels.

- **Elevations**

There are no elevations required for the construction of a parking lot, but elevations of the existing residence have been included. This existing house has a stucco finish with brick veneer accents on the west elevation. The north, south and east elevations of this house continue the stucco finish to match the west elevation. This house compliments the adjacent residential properties.

- **Parking**

This parking lot addition to the existing animal hospital far exceeds the Title 19.04 requirements for an Animal Hospital. A total of 28 parking spaces are required for this use, whereas the applicant intends to provide 67 spaces. A condition has been added to add one handicap accessible space due to the addition of parking spaces.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed parking lot is compatible with existing adjacent development and development in the area, as it will provide access to the site from the Animal hospital and not have an additional entrance from this property.

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 SC (Service Commercial) General Plan Designation and the compatible C-1 (Limited Commercial) zoning district. This request satisfies all of the Title 19 requirements for a C-1 (Limited Commercial) zoning district, with the exception of the request for an exception parking lot landscape fingers and buffer width.

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

Adequate access to this site is provided by Craig Road, a 120-foot wide Parkway Arterial. The existing animal hospital does not have access from Thom Boulevard, a 50-foot wide local street, which will mitigate any negatively impact adjacent roadways or neighborhood traffic.

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

The selected building materials are typical for a commercial parking lot and the proposed landscaping appears to be a lush arrangement of desert-appropriate plants.

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 applicant is proposing to leave the existing residential house on this property, which will adequately buffer the parking lot use from adjacent residential properties. The existing house is a single story and is harmonious with the surrounding area.

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

The development will be subject to reviews for building permits and adequate measures will be taken to protect public health, safety, and general welfare.

PLANNING COMMISSION ACTION

There were speakers at the Planning Commission Meeting from the Northwest Residents for Responsible Growth in support of this project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 191 by Planning Department

APPROVALS 1

PROTESTS 3