

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 24, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-28536 APPLICANT: TREVI MANUFACTURING -OWNER:  
2701 WESTWOOD, LLC**

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

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-0062-60(1)] shall be required, 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 re-striping of the parking lot. 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, date stamped 06/10/2008 and landscape plan, date stamped 06/17/2008, except as amended by conditions herein.
4. All storage items shall be removed, and or properly screened from view, prior to the final approval for parking lot re-striping by the Department of Building and Safety.
5. The existing chain link fence shall be removed and replaced with an eight-foot high wrought iron fence, prior to final approval of the parking lot re-striping by the Department of Building and Safety.

**Public Works**

6. Meet with the Industrial Waste Section of the Department of Public Works to identify any pretreatment concerns; comply with all requirements of Industrial Waste Section.
7. 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.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is proposing to re-stripe an existing parking lot, which is associated with the manufacturing business located at 2701 Westwood Drive. The re-striping will allow the applicant to relocate their existing parking adjacent to Westwood Drive. This will allow the applicant to properly store items at the rear of their property behind a new eight-foot wrought iron fence. Staff is recommending approval of the proposed modifications, as conditioned.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
01/18/61	The Board of City Commissioners approved a request for a Reclassification (Z-0062-60) of property, generally located south of Sahara between Highland Drive and Interstate 15, from R-E (Residence Estates), to M-1 (Light Industry).
10/28/93	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0062-60(1)].
02/03/98	The Board of Zoning Adjustment approved a Variance (V-0112-98) to allow a proposed 16,097 square-foot addition to an existing legal non-conforming warehouse building on the side property line where 10 feet is the minimum setback required; and to allow 51 parking spaces where 59 spaces are the minimum number required.
05/27/99	The Planning Commission approved a Site Development Plan Review [Z0062-60(2)] for a proposed 23,148 square-foot addition to an existing print shop.
<b><i>Related Building Permits/Business Licenses</i></b>	
11/02/94	A Certificate of Occupancy was issued for the subject building.
12/15/04	A business license for Building Supply Hardware (B10-02214) and Manufacturing (M05-00076) were approved.

<b><i>Pre-Application Meeting</i></b>	
05/30/08	The elements of pre-application meeting were discussed.

<b><i>Neighborhood Meeting</i></b>	
	A neighborhood meeting is not required for this type of application

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<b>Code Enforcement History</b>	
10/21/03	A Citation (#5883) was issued by Code Enforcement for outside storage at 2701 Westwood Drive. The issue was resolved on 02/25/04.
04/20/05	A Citation (#29063) was issued by Code Enforcement for outside storage at 2701 Westwood Drive. The issue was resolved on 06/16/05.
01/17/06	A Citation (#37578) was issued by Code Enforcement for outside storage at 2701 Westwood Drive. The issue was resolved on 01/18/06.
03/04/08	A Citation (#62937) was issued by Code Enforcement for environmental and other issues. This case has not been resolved to date.

<b>Field Check</b>	
06/26/08	A field check, revealed storage of manufactured items located within the parking area. A condition of approval has been added, which requires these items to be removed or relocated prior to approval of the parking lot re-striping by the Department of Building and Safety.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.45

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Manufacturing/Warehouse	C (Downtown - Commercial)	M (Industrial)
North	Motel	C (Downtown - Commercial)	M (Industrial)
South	Parking	LI/R (Light Industrial/Research)	M (Industrial)
East	Office	LI/R (Light Industrial/Research)	M (Industrial)
West	R.O.W.	R.O.W. (Right-of-Way, Interstate 15)	R.O.W. (Right-of-Way, Interstate 15)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District (165 feet)	X		Y*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* The proposed modifications to the parking lot do not have an impact on the Airport Overlay.

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.12, the following 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	4 Trees	Zero Trees	N*
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	51 Trees	18 Trees	N*
<b>TOTAL</b>		55 Trees	18 Trees	N*
Min. Zone Width (East property line)	15 Feet		10 Feet	N*
Min. Zone Width (West property line)	8 Feet		5 Feet	N*
Min. Zone Width (North property line)	8 Feet		5 Feet	N*
Min. Zone Width (South property line)	8 Feet		0 Feet	N*
Wall Height	8 Feet		8 Feet	Y*

\* The landscape and open space standards are not consistent with current Title 19 standards. The existing landscaping complies with Site Development Plan Review [Z-0062-60(1)], as it was approved. The applicant is proposing to install an eight-foot wrought iron fence. This will screen all storage and manufactured items, upon approval of the subject application. The applicant is proposing to add one new palm tree and associated shrubs to the existing landscaping, which should replace any and all dead landscaping on-site.

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*Pursuant to Title 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<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	
Manufacturing, Heavy	22,142 square feet	One space for each 1,000 square feet of gross floor area	22	1	22	1	Y
<b>TOTAL</b>			23		23		Y
Loading Spaces	22,142 square feet	10,000 to 29,000 square feet	2		2		Y

## ANALYSIS

The subject Site Development Plan Review is in response to a code enforcement action on the subject site. Code Enforcement cited the applicant for the unscreened storage of materials in the parking area, which is located adjacent to the right-of-way. The applicant indicates that the originally approved parking configuration is not appropriate for the new business. The re-striping is requested, as the applicant would like to locate additional storage items in the rear of the property, which is adjacent to Interstate 15. A condition of approval has been added, which will require the applicant to relocate the material on-site and for it to be properly screened behind an eight-foot high wrought iron fence.

The existing parking lot and building were approved as Site Development Plan Review [Z006260(1)]. The Site Development Plan Review was approved by the Planning Commission on 10/28/1993. The subject site was originally approved as a printing press, which required a higher number of parking spaces for that use. The subject site now operates as a manufacturing facility, which requires one parking space for every 1,000 square feet of gross floor area. The existing building is 22,142 square feet. Therefore, the existing building requires 23 parking spaces, which includes one van accessible handicapped space. The applicant meets all parking requirements pursuant to Title 19.10, Parking and Loading Standards. The re-striping of the parking lot will allow the applicant to have adequate parking and proper storage as conditioned.

## 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 parking lot re-striping is compatible with adjacent development and other development in the area.

- 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 parking lot re-striping and new wrought iron fence is consistent with all applicable policies and standards.

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

The site will gain access from Westwood Drive, a 60-foot collector street. This street will provide adequate access to and from the subject property and not negatively impact the adjacent roadways.

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

The existing building and landscape materials identified would also be appropriate for the area.

- 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 modifications are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

- 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.

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**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**ASSEMBLY DISTRICT** 10

**SENATE DISTRICT** 7

**NOTICES MAILED** 57

**APPROVALS** 2

**PROTESTS** 0