



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JULY 24, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-28531 - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS**

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### \*\* CONDITIONS \*\*

**STAFF RECOMMENDATION: APPROVAL**, subject to:

#### **Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-28530) and (VAC-28532) 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 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 06/10/08, 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 five bicycle spaces and conformance with the Las Vegas Medical District Plan Open Space Section. The site plan is to reflect pedestrian seating in conformance with the Las Vegas Medical District Plan.
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 four more 24-inch wide box trees along the eastern perimeter landscape buffer of the new parking lot.
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.

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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).
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. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Shadow Lane, appropriate right-of-way up to 10 feet for a total halfstreet width of 40 feet on Bearden Street, appropriate rightofway to be approved by the City Traffic Engineer for an offset culdesac at the southwest corner of Desert Lane and Hastings Avenue, and all appropriate rights-of-way required by Standard Drawing #234.1 or 234.2 and #234.3 for bus turnouts on Shadow Lane and exclusive right turn lane on Charleston Boulevard, prior to or concurrent with the commencement of onsite development activities unless otherwise allowed by the City of Las Vegas Traffic Engineer. Granting appropriate roadway, sewer, and drainage easements in lieu of right-of-way dedication may be allowed by the City Engineer.
14. The submitted Petition of Vacation (VAC28532) must record prior to the recordation of any maps or the issuance of any permits overlying the area being vacated, unless otherwise allowed by the City Engineer.

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15. Remove all substandard public street improvements and unused driveway cuts adjacent to all of the parcels that comprise this site, if any, and replace with new improvements meeting current City and Las Vegas Medical District Plan Standards concurrent with development of this site.
16. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. No structures shall be built within the existing public sewer easement reserved by Document #1888:1847767(84).
17. Grant pedestrian walkway easements for all public sidewalks not located within public rightofway adjacent to this site.
18. Landscape and maintain all unimproved rights-of-way, if any, 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
21. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance

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therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

22. Site development to comply with all applicable conditions of approval for Z02097, the Las Vegas Medical District Standards and all other applicable site-related actions.

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

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed four-story, 66,200 square-foot University Education and Administration Building addition to an existing university campus on 17.49 acres at 1001 Shadow Lane.

The proposal is generally consistent with the General Plan and Title 19 standards. Where the proposal is deficient, conditions have been added requiring the proposal to those standards; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
05/27/97	The City Council approved a request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from: R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residential Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to: PD (Planned Development). The Planning Commission recommended approval.
06/19/02	The City Council approved a request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west, PD (Planned Development). The Planning Commission recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
06/26/97	A building permit (#97013068) was issued for a monument sign with electrical at 1001 Shadow Lane. The permit expired on 12/26/97.
03/09/99	A building permit (#99004653) was issued for a sign at 1001 Shadow Lane. The permit expired on 10/30/99.
07/11/03	A building permit (#3014506) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 01/10/04.
08/26/03	A building permit (#3018449) was issued for a fire sprinkler permit at 1001 Shadow Lane. The permit expired on 06/19/04.
11/24/03	A building permit (#3025032) was issued for a fire safety permit at 1001 Shadow Lane. The permit expired on 08/21/04.

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12/05/03	A building permit (#3025769) was issued for a fire permit fire alarm at 1001 Shadow Lane. The permit expired on 08/14/04.
07/19/04	A building permit (#4017981) was issued for fire permit fire alarm at 1001 Shadow Lane. The permit expired on 01/22/05.
02/14/05	A building permit (#35259) was issued for a sprinkler tenant improvement to the dental lab at 1001 Shadow Lane. The permit was finalized on 11/26/07.
05/05/05	A building permit (#42212) was issued for a fire alarm tenant improvement to lab B at 1001 Shadow Lane. The permit was finalized on 05/11/05.
06/28/05	A building permit (#45731) was issued for a fire sprinkler system physical therapy tenant improvement at 1001 Shadow Lane.
08/01/05	A building permit (#48086) was issued for a clean agent extinguishing system at 1001 Shadow Lane. The permit was finalized on 10/20/06.
08/23/05	A business license (#G99-00025-0-121665) was issued for a government, non-licensed facility at 1001 Shadow Lane.
08/26/05	A building permit (#49635) was issued for a fire alarm system for maintenance building C at 1001 Shadow Lane. The permit was finalized on 07/07/06.
08/30/05	A building permit (#49800) was issued for a fire alarm system for building B at 1001 Shadow Lane. The permit was finalized on 04/19/07.
09/15/05	A building permit (#50747) was issued for a fire sprinkler system for a dental theater at 1001 Shadow Lane. The permit was finalized on 08/29/06.
08/18/06	A building permit (#71219) was issued for the installation of an on-site fire line and 6" in-bldg riser (water distribution) for the advanced dental education building at 1001 Shadow Lane.
10/18/06	A building permit (#74645) was issued for a fire sprinkler system at 1001 Shadow Lane.
01/04/07	A building permit (#72205) was issued for a fire sprinkler system at 1001 Shadow Lane. The permit was finalized on 12/27/07.
03/20/07	A building permit (#80337) was issued for a fire sprinkler system for building 2 at 1001 Shadow Lane. The permit was finalized on 06/08/07.
05/04/07	A building permit (#85901) was issued for a fire alarm system for building B at 1001 Shadow Lane.
09/06/07	A building permit (#97294) was issued for a fire sprinkler system for room 121 at 1001 Shadow Lane.
02/06/08	A building permit (#107689) was issued for a fire sprinkler system at 1001 Shadow Lane.
<b><i>Pre-Application Meeting</i></b>	
04/10/08	A pre-application meeting was held. The applicant was informed that the Major Modification request would require a neighborhood meeting, which they would be required to hold. The elements of the Site Development Plan Review and Vacation process were discussed as well as the submittal requirements for each application.

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<b>Neighborhood Meeting</b>	
07/07/08	A neighborhood meeting will be held on Monday July 7, 2008 at 6:00 p.m. at the UNLV Shadow Lane Campus, Building B - Classroom B-2 located at 1001 Shadow Lane, Las Vegas, Nevada 89106.

<b>Field Check</b>	
07/01/08	A field check was made on site. The 17.49 acre site is currently populated with medical buildings, landscaped areas and parking lots. The current area where the proposed 66,200 square-foot, four-story building is located is a landscaped quad that connects the parking lots on the north and the east to Buildings A and B. The parking lot will be located in an undeveloped area of the site where an existing masonry wall and a number of mature trees will have to be removed.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	17.49

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Dental School / Research Facility	UMC (Las Vegas Medical District)	PD (Planned Development [MD-1 (Medical Office) <b>Proposed: [MD-2 (Major Medical)]</b> )
North	Office / Bank / Undeveloped Land	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) and MD-1 (Medical Support)]
South	Restaurant / School / Medical Office / Church	O (Office)	C-1 (Limited Commercial) & R-E (Residence Estates)
East	Restaurant / Single-Family Residential / Multi-Family Residential	UMC (Las Vegas Medical District)	PD (Planned Development) [SC (Service Commercial) and HD (High Density Residential)]
West	Hospital / Medical Office / Parking Garage	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical)]

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Las Vegas Medical District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
PD (Planned Development) District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	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

#### DEVELOPMENT STANDARDS

*Pursuant to Las Vegas Medical District Plan, the following development standards apply:*

<i>Standard (MD-2)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1 acre	17.49 acre	Y
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	5-15 Feet	>15 Feet	Y
• Side	10 Feet	>10 Feet	Y
• Corner	15 Feet	>15 Feet	Y
• Rear	15 Feet	>15 Feet	Y*
Max. Lot Coverage	50%	22%	Y
Max. Building Height	Unlimited	4 stories, 78 Feet	Y**
Trash Enclosure	Screened	Not provided	N/A
Mech. Equipment	Screened	Screened	Y

\*The rear yard setback measurements are subject to the approval of the companion Vacation (VAC-28532) application, which proposes to vacate Hastings Avenue.

\*\* Subject to Title 19.08.060 Residential Adjacency Standards.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	215 Feet	Y
Adjacent development matching setback	20 Feet	215 Feet	Y
Trash Enclosure	50 Feet	Not provided	N/A

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*Pursuant to the Las Vegas Medical District Plan and 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 Tree/6 Spaces	17 Trees	24 Trees	Y
Buffer: Min. Trees	1 Trees/30 Linear Feet	8 Trees	4 Trees	N**
<b>TOTAL</b>		25 Trees	28 Trees	Y
Min. Zone Width	8 Feet		8 Feet	Y
Wall Height	8 Feet		N/A	N/A
Open Space (new building)	1 SF for every 50 SF of gross floor area	1,033 SF	1,033 SF	Y
Open Space (total)	1 SF for every 50 SF of gross floor area	4,290 SF	4,290 SF	Y

*\*This review pertains to the proposed building and parking lot and not the existing portions of the site.*

*\*\*A condition has been added requiring the applicant to place four more trees along the eastern perimeter of the new parking lot.*

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

<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	
Proposed: College, University	594 students	1 per 4 students	149				
Existing: College, University	832 students	1 per 4 students	208				
<b>SubTotal</b>			341	16	722	32	Y
<b>TOTAL</b> <i>(including handicap)</i>			357		754		Y
<b>Bicycle Parking</b>			5		2		N*

*\*A condition has been added requiring five parking spaces to be provided.*

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## ANALYSIS

- **Land Use/Zoning**

The subject property is zoned PD (Planned Development) as part of the Las Vegas Medical District Plan. As a companion item to this request, the applicant is proposing a Major Modification (MOD-28530) of the Medical District Plan from MD-1 (Medical Support) to MD-2 (Major Medical). The Major Medical category is intended to allow the most intense development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

- **Site Plan**

The site plan depicts a four-story, 66,200 square-foot Education and Administration building with a new landscaped parking lot to the northeast on a 17.49 acre campus site at 1001 Shadow Lane. The new building will be along the north side of a 98,824 square-foot existing building labeled B, which is at the center of the UNLV Shadow Lane Campus. The proposal will encroach into the campus existing quad area and the parking will replace a vacant piece of underutilized land.

In addition to the building, 99 parking spaces have been added to the northeast portion of this site. Per Title 19.10 Parking Standards, the total 17.49 acre site, including the new building, requires 357 parking spaces for a College/University use. The site provides a total of 754 parking spaces, including 32 handicap parking spaces, which exceeds Title 19.10 Parking Standards.

Although there is access to the campus from Shadow Lane, the primary access to the proposed building and parking is from Hastings Avenue from the east, a 36 foot-wide entry way which runs perpendicular to Desert Lane from the north, which gives adequate access to the site.

In a companion application, the applicant has requested to Vacate (VAC-28532) Hastings Avenue. With the approval of this Vacation, the proposed building will be setback more than 300 feet. However, excluding the Vacation request, the proposed building is at a zero-foot setback. This is an important note as the current rear yard setback would not meet Medical District setback requirements and require an additional Variance application. Therefore, a condition has been added requesting that approval of Vacation (VAC-28532) shall be required.

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- **Landscape Plan**

The landscape plan submitted reflects the revised portion of the 19.47 acre campus. The landscape plan shows trees in the landscape fingers of the parking lot and the landscape buffer along the northeast portion of the site. The proposal is deficient in the amount of trees in the landscape buffer. A condition has been added requesting the landscape plan be revised to add four more trees to the buffer area where eight are required by Title 19.12 Landscape Standards.

Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following Las Vegas Medical District guidelines for Pedestrian Open Spaces and Plazas:

Developments shall provide one square-foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square-foot of open space shall be required for each additional 500 square feet of floor area.

The applicant has provided 1,033 square feet of open space, which is the sufficient area of open space for the site per the Medical District Plan. However, the landscape plan does not show a clear detail of the pedestrian open space plaza to determine if it meets the following standards:

Any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot deep (fifteen foot preferred) landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest.

At a minimum there shall be seating for at least one (1) person for each fifty (50) square feet of plaza. Seats shall have a depth of fourteen (14) to sixteen (16) inches for a one-sided seat and thirty (30) to thirty-six (36) inches for a double-sided seat.

A condition has been added requiring the landscape plan to be revised to meet the open space/plaza requirement.

- **Elevations**

The proposed building is four stories in height and 78 feet tall at its apex. The primary exterior wall finish for the building will be a metal panel, which will have a stain finish with a deeper color to contrast the window solar screen frames. Exposed CMU will be a honed, integral color block. The glazing system at the lobby will be a 2-story; self

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supported system with a light tint. Other glazing will be clear anodized finish aluminum storefront and curtain wall, which will not be reflective meeting Title 19 standards. Exposed glazing will be protected by a solar shade metal grid finished to match the glazing frames as depicted on the elevations. This will be evident on the south and east elevations.

•**Floor Plan**

The Floor Plan shows four levels of education and administrative activities associated with a University. The ground level depicts large lecture rooms, offices for student services and a student lounge and lobby. The second floor provides offices, classrooms, a computer lab and a student lounge. The third floor is occupied by offices for administration with the fourth floor housed by offices and a research lab.

**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 adjacent to similar medical and educational type uses and is compatible with the 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 proposal is generally consistent with the General Plan and Title 19 standards. Where the proposal is deficient in Title 19.12 Landscaping and Medical District open space requirements, conditions have been added requiring the proposal to meet those standards; therefore staff recommends approval.

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

The site is accessed from Hastings Avenue, a 36 foot-wide entry way which runs perpendicular to Desert Lane from the north. There is adequate access to the site.

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

The building and landscape materials are typical of those used in similar projects and appropriate for the City of Las Vegas.

**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 architectural design of the structure is not unsightly, undesirable, or obnoxious in appearance. They are typical for the area and compatible with surrounding buildings.

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

The proposed project will be subject to regular inspections for building and licensing; therefore this development will not compromise the public health, safety or welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 19

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 141

**APPROVALS** 0

**PROTESTS** 0