

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-28796 - APPLICANT: LAS VEGAS NATURAL HISTORY MUSEUM - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0119-97) shall be required, if approved.
2. The applicant shall revise the north elevation of the proposed addition, to utilize split-face block painted to match the existing building, prior to the issuance of building permits.
3. 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.
4. All development shall be in conformance with the site plan, building elevations, and floor plan date stamped 06/26/08, except as amended by conditions herein.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and the historic Las Vegas Mormon Fort to the north.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

9. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Cultural Corridor Trail, Pedestrian Bridge, and Median Improvements projects, the Las Vegas Boulevard Neon Signage project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. 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.
11. Site development to comply with all applicable conditions of approval for Z-119-97 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The Las Vegas Natural History Museum is proposing a 4,000 square-foot addition to the existing 36,500 square-foot museum at 900 North Las Vegas Boulevard. The addition will be used for exhibit space. The proposed development is in keeping with on-going development and revitalization in this area. Therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/04/97	The Planning Commission approved a Rezoning (Z-0119-97) on property located at 900 Las Vegas Boulevard north, from R-1 (Single Family Residential), C-1 (Limited Commercial), and C-V (Civic) zones to C-V (Civic).
10/24/02	The Planning Commission approved a Site Development Plan Review (SD-0049-02) for an Interpretative Banner Display adjacent to the west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
10/12/05	Staff administratively approved an Administrative Site Development Plan Review (SDR-9151) for a temporary trailer at 890 N. Las Vegas Boulevard.
<i>Related Building Permits/Business Licenses</i>	
07/10/91	A Certificate of Occupancy (#93557) was approved by the Department of Building and Safety.
07/10/91	A Business License (#N31-00184) non-profit social service general was approved.
01/28/05	A Building Permit (#L-2309-04) was approved for a tenant improvement remodel.
<i>Pre-Application Meeting</i>	
06/16/08	The elements of pre-application meeting were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
07/10/08	A field check highlighted the courtyard area to be enclosed by the proposed addition. This is adjacent to the existing building. The field check also indicated the proximity to the historic Las Vegas Mormon Fort.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Natural History Museum	PF (Public Facilities)	C-V (Civic)
North	Las Vegas Mormon Fort	PF (Public Facilities)	C-V (Civic)
South	Cashman Field	PF (Public Facilities)	C-V (Civic)
East	Cashman Field	PF (Public Facilities)	C-V (Civic)
West	Las Vegas Library and Discovery: The Childrens Museum and Mortuary	PF (Public Facilities) and C (Commercial)	R-1 (Single Family Residential) and C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails (Pioneer Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Redevelopment Plan The subject site is located within the boundaries of the Las Vegas Redevelopment District. The proposed uses are in conformance with Redevelopment Plan goals and policies that encourage innovative, mixed use projects in this area of the City.

Downtown North Land Use Plan The subject site is within the Downtown North Land Use Plan. The site falls within the Cultural Corridor. The proposed expansion of the Las Vegas Natural History Museum furthers the goals and policies of the Downtown North Land Use Plan.

Airport Overlay - The site is within the 200-foot height limitation contour of the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is a developed site, with the highest part of the addition proposed at 21 feet 4-inches, which is in compliance with Title 19.06.080 and the overlay height limitation of 200 feet.

Pioneer Trail - The subject site is located adjacent to the Pioneer Trail, a non-equestrian recreation trail. This trail passes through 30 sites which show the historical progression of settlement in the Las Vegas Valley. The trail, which is six miles long and, for the most part to be a five-foot wide sidewalk, begins at the Las Vegas Springs Preserve and ends at the Old Mormon

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Fort. The proposed addition to the Las Vegas Natural History Museum will have no impact on the Pioneer Trail.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.010, the following development standards are proposed:

<i>Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks from property line <ul style="list-style-type: none"> • Front (West) • Side (North) • Side (South) • Rear (East) 	n/a n/a n/a n/a	50 feet 5 feet 270 feet 194 feet	n/a* n/a* n/a* n/a*
Min. Distance Between Buildings	n/a	n/a	n/a*
Max. Lot Coverage	n/a	18.8%	n/a*
Max. Building Height (Building Addition)	n/a	21.4 feet	n/a*

*Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) Zoning District shall be established by the City Council in conjunction with approval of a Site Development Plan Review. 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 defined below. Any future development will require review for determination of appropriate development standards.

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			<i>Parking Ratio</i>	Regular	Handi-capped	Regular	
Library, Art Gallery or Museum (Public)	40,500 SF*	1 Space / 300 SF of GFA	135	5	86	5	N*
Total	40,500 SF*		135		91		

* The 40,500 square-foot building, including the proposed 4,000 square-foot addition requires a total of 135 parking spaces, including five (5) van accessible handicapped parking spaces. There are no additional parking spaces being added to the existing 86 parking spaces, with five (5) van accessible handicapped parking spaces.

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ANALYSIS

The applicant is proposing a 4,000 square-foot addition to the existing 36,500 square-foot Las Vegas Natural History Museum. The applicant will utilize the same building materials for the proposed addition, in order to match the existing building. A condition of approval has been added, which requires the applicant to revise the north elevation of the proposed addition, to utilize split-face block painted to match the existing building, prior to the issuance of building permits. The height of the building will remain unchanged. The proposed addition is intended to be 21-4. There are no proposed changes to the existing landscaping or on-site parking. If approved, the project will allow for additional display space within the existing museum and total 40,500 square feet, upon completion of the proposed addition.

- **Site Plan**

The site plan indicates a proposed 4,000 square-foot addition to the existing Las Vegas Natural History Museum. The addition is generally in compliance with Title 19 requirements in a C-V (Civic) zoning district. The site is accessed from Las Vegas Boulevard a 100-foot wide Primary Arterial. The site plan depicts the existing parking configuration. No additional parking is being added as a part of this application.

The subject site is also located within the Cultural Corridor. Several civic uses are located within walking distance of the subject site. Many people will often park at one site, such as the Las Vegas Mormon Fort and walk to the Las Vegas Natural History Museum or vice versa. The subject site is also served by school and tour buses, which alleviate the need for additional parking spaces. Title 19.06.020(e) stipulates that minimum development standards in the C-V (Civic) District shall be established by the City Council in connection with the approval of a Site Development Plan Review. Therefore, staff finds the current number of parking spaces adequate for the proposed addition and its current use.

- **Trail**

The subject site is located adjacent to the Pioneer Trail, a non-equestrian recreation trail. This trail passes through 30 sites which show the historical progression of settlement in the Las Vegas Valley. The trail, which is six miles long and, for the most part to be a five-foot wide sidewalk, begins at the Las Vegas Springs Preserve and ends at the Old Mormon Fort. The proposed addition to the Las Vegas Natural History Museum will have no impact on the Pioneer Trail.

- **Landscape Plan**

The proposed 4,000 square-foot addition does not require additional landscaping, to be added to the existing site. No landscaping is being removed, as the addition is enclosing an existing courtyard area. A site inspection revealed, the existing landscaping was appropriate for the subject site.

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- **Elevations/Floor Plan**

The proposed building elevations indicate that the addition will match the existing overall height and materials used. The addition is proposed at 21-4 inches. The materials will consist of scored blocks, painted brown to match the existing building. A condition of approval has been added, which requires the applicant to revise the north elevation of the proposed addition, to utilize split-face block painted to match the existing building, prior to the issuance of building permits. The split-face block has been conditioned to give the northern elevation architectural interest and relief, as it is adjacent to the Historic Las Vegas Mormon Fort.

The floor plans indicate a proposed 4,000 square-foot exhibit room. This room is connected to the existing building via a doorway, to an existing exhibit hallway.

The proposed addition is compatible with the existing civic and adjacent development in the area. For this reason, staff is recommending approval of the Site Development Plan Review and complies with Title 19 requirements.

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 addition to the Las Vegas Natural History Museum is compatible with the adjacent development and development in the area; as it will allow for the successful enhancement and revitalization within the Redevelopment Plan 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 project is consistent with the PF (Public Facilities) designation of the General Plan, the zoning regulations of the existing C-V (Civic) zoning district and Title 19 requirements.

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

Access to the site is from Las Vegas Boulevard, a 100-foot wide Primary Arterial, as shown within the Master Plan of Streets and Highways. Access to Las Vegas Boulevard is

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adequate to meet the needs of the proposed improvements and should not negatively impact the adjacent roadways.

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

The proposed building materials are consistent with the existing materials of the Las Vegas Natural History Museum. These materials are consistent with similar structures in the immediate 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;

This project will be harmonious and compatible with surrounding commercial and civic properties, while providing site improvements that will not be unsightly, undesirable, or obnoxious in appearance, as conditioned.

A condition of approval has been added, which requires the use of split-face block along the northern façade of the proposed addition. The use of this material will provide visual interest and continuity with adjacent properties such as, the Historic Las Vegas Mormon Fort.

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 City inspections during construction of the building as well routine business license inspections for any commercial activities.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 6

SENATE DISTRICT 10

NOTICES MAILED 98

APPROVALS 0

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PROTESTS 0