



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-29651 - APPLICANT: ALPHA OMEGA STRATEGIES
OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-28101), Special Use Permit (SUP-28102), Variance (VAR-27964), Variance (VAR-29654), Variance (VAR-29657) and Site Development Plan Review (SDR-27965), 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 08/26/08, except as amended by conditions herein.
4. An Exception from Title 19.12.040 is hereby approved, to allow zero parking lot finger islands where zero islands with the use of landscape diamonds was previously approved.
5. The owners of the parcels shall execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking (off-site) arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.
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: The landscape plan shall be revised to reflect a total of 25, 24-inch box trees along the east side of Laurelhurst Drive. The landscape plan shall be revised to reflect palm tree heights of 15 feet minimum within required landscape buffers. The parking lot landscape shall be revised to reflect the use of evergreen or deciduous 24-inch box shade trees and landscape islands shall include a minimum of four, five-gallon shrubs for each tree required.

SDR-29651 - Conditions Page Two
October 9, 2008 - Planning Commission Meeting

7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.
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. Trash enclosures shall meet the standards of Title 19.08.050(E)(4)(b) and mechanical equipment shall meet the standards of Title 19.08.050(E)(4)(c).
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Conformance to the letter dated 09/09/08 from the Clark County Department of Aviation and FAA dated 08/29/08 stating no change in flight patterns will occur and limiting the tower height to 135 feet.

October 9, 2008 - Planning Commission Meeting

16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicants expense.
19. Dedicate a bus turnout per Uniform Standard Drawing #234.3 on the west side of Decatur Boulevard as shown on the submitted site plan. Construct bus turnout concurrent with development of this site.
20. Meet with the Collection System Planning Section of the Department of Public Works to determine acceptable points of connection for this site. Comply with Collection System Planning recommendations.
21. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to obtaining Certificate of Occupancy or in conjunction with recordation of a commercial subdivision map.
22. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
23. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review to increase the number of residential units from 416 to 461 within an additional floor with no additional height with Waivers to allow a zero-foot landscape buffer along a portion of the north perimeter where eight feet is required and to allow a zero-foot landscape buffer along a portion of the south perimeter where six feet is required on 13.36 acres located on the west side of Decatur Boulevard 150 feet south of Vegas Drive. A Site Development Plan Review (SDR-27965) was previously approved for an 11-story, 416-unit Senior Citizen Apartment development with 56,150 square feet of commercial, 47,700 square feet of Government Facilities (Fire Station) and a Park with a Waiver of the Residential Adjacency Standards to allow a 183-foot setback where 405 feet is required and a Waiver to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required. This new proposal seeks to correctly identify the north and south setback of the residential building from ten feet to four feet, removes the five previously approved parking lot landscape diamonds, redesigns the exterior façade of the apartment building to remove excess embellishments and places an additional residence floor consisting of 45 additional Senior Citizen Apartment units above the lobby of the apartment building. The remainder of the site will remain as previously approved.

In addition to this proposal, the applicant has submitted a Variance (VAR-29657) to allow a four-foot setback along the north and south property lines where 10 feet is required and a Variance (VAR-29654) to allow a reduction of 34 parking spaces for 45 Senior Citizen Apartments. The proposed Major Amendment to the approved Site Development Plan Review (SDR-27965) is generally in conformance with the standards listed in Title 19, with the exception of the two Variances requested. The proposed parking Variance represents an approximate 5% deviation from the approved parking standards. The request for the building setback Variance was to correct a site plan mislabel, which had indicated on the original approved site plan that the residence tower sat ten feet from the north and south perimeter while a four-foot distance was shown in scale. Staff recommends approval of this request as this application will further the goals of the Las Vegas Master Plan 2020 in achieving attainable affordable senior citizen housing.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/24/61	The Board of City Commissioners approved a Zoning Reclassification (Z-0018 -61) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-3 (Medium Density Residential) for approximately 18.3 acres generally located at the southwest corner of Vegas Drive and Decatur Boulevard. The Planning Commission recommended approval of this request.

October 9, 2008 - Planning Commission Meeting

07/30/70	A Final Map (Decatur Gardens Unit 1) for a proposed 16-unit Condominium development located generally at the southwest corner of Laurelhurst Drive and Vegas Drive recorded at the Clark County Recorders office.
11/17/82	The Board of City Commissioners approved a Tentative Map (Shalimar Gardens Condominiums) for a 64-unit Condominium development located generally on the west side of Laurelhurst Drive and the south side of Westmoreland Drive, west of Decatur Boulevard. The Planning Commission recommended approval of this request.
05/19/04	A Code Enforcement Citation was issued (#15146) for an abandoned automobile at 1501 North Decatur Boulevard. The case was resolved on 06/03/04.
11/01/04	A Code Enforcement Citation was issued (#23453) for an illegal vendor operating at 1501 North Decatur Boulevard. The case was resolved on 11/04/04.
06/19/05	A Code Enforcement Citation was issued (#31477) for an illegal vendor operating at 1501 North Decatur Boulevard. The case was resolved on 06/25/05.
10/17/05	A Code Enforcement Citation was issued (#35370) for an illegal vehicle repair business operating out of a home at 1513 Laurelhurst Drive. The case was resolved 11/30/05.
12/10/05	A Code Enforcement Citation was issued (#36848) for an illegal car wash operating at 1501 North Decatur Boulevard. The case was resolved 12/11/05.
07/16/06	A Code Enforcement Citation was issued (#44540) for an illegal car wash operating at 1501 North Decatur Boulevard. The case was resolved 07/16/06.
03/20/07	A Code Enforcement Citation was issued (#51401) for an illegal car wash, homeless loitering and goose droppings on City property at 1501 North Decatur Boulevard. The case was resolved 04/03/07.
07/14/07	A Code Enforcement Citation was issued (#55717) for an illegal car wash operating at 1501 North Decatur Boulevard. The case was resolved on 07/14/07.
04/12/08	A Code Enforcement Citation was issued (#64409) for an illegal car wash operating at 1501 North Decatur Boulevard. The case was resolved 05/10/08.
05/19/08	A Code Enforcement Citation was issued (#65435) for an illegal car wash operating at 1501 North Decatur Boulevard. The case was resolved 07/05/08.

October 9, 2008 - Planning Commission Meeting

07/16/08	The City Council approved a request for a Variance (VAR-27964) to allow 640 parking spaces where 696 spaces were required, a Special Use Permit (SUP-28101) for Senior Citizen Apartments, a Special Use Permit (SUP-28102) to allow a 11-story 135-foot building where 105 feet is the maximum height allowed in the Airport Overlay District and a Site Development Plan Review (SDR-27965) for an 11-story, 416-unit Senior Citizen Apartment development with 56,150 square feet of Commercial, 47,700 square feet of Government Facilities (Fire Station), and a Park with a Waiver of the Residential Adjacency Standards to allow a 183-foot setback where 405 feet is required and to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission and staff recommended approval of these requests.
08/14/08	The Planning Commission approved a request for a Tentative Map (TMP-27963) for a one-lot commercial subdivision on 9.98 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. Staff recommended approval of this request.
09/19/08	A Final Map (FMP-30176) was submitted to the Planning and Development Department for a 1-lot Commercial Subdivision on 9.95 acres adjacent to east side of North Decatur Boulevard, approximately 150 feet south of Vegas Drive.
<i>Related Building Permits/Business Licenses</i>	
02/07/01	A demolition permit (#01002063) was issued for the removal of an existing Shopping Center. The permit was finalized on 02/20/01.
07/26/04	Demolition permits (#04018530 and #04018531) were issued for the removal of Condominium buildings at 1501 and 1509 Laurelhurst Drive. The permits were finalized on 08/17/04.
<i>Pre-Application Meeting</i>	
08/19/08	A pre-application meeting was held with the applicant where the requirements of submitting a Major Modification to an approved Site Development Plan Review and a Variance were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required for this Major Modification to an approved Site Development Plan Review.	
<i>Field Check</i>	
09/02/08	A field check was performed by staff at the subject property. The site was void of structures; however, the parking lot and parking lot lighting remain from the previous use of the site. A chain link fence exists near the west half of the site surrounding the pad where the former site buildings once stood.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	13.36

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant [Proposed 416-Unit Senior Citizen Apartments, 47,700 SF Government Facility and 56,150 SF Commercial Development (SDR -27965)]	SC (Service Commercial)	C-1 (Limited Commercial) and R-3 (Medium Density Residential)
North	Office/Retail	SC (Service Commercial) and M (Medium Density Residential)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Bureau of Land Management Offices and City of Las Vegas Park	PF (Public Facilities) and PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (105 Feet)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y**

* The City Council approved a Special Use Permit (SUP-28102) to allow a 135-foot tall building where 105 feet is the maximum height permitted within the Airport Overlay District.

** Pursuant to Ordinance No. 5227, the project under review meets the threshold for a Project of Significant Impact, defined in the ordinance as a development that generates an Average Daily Traffic (ADT) of over 6,250 daily trips and that is located within a half mile of another jurisdiction (Clark County). The applicant has prepared and submitted an impact report as required by the Ordinance for referral to the affected agencies. No comments have been received regarding this application.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	581,962 SF	N/A
Min. Lot Width	100 Feet	591 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	10 Feet	4 Feet	N*
• Rear	20 Feet	20.54 Feet	Y
Max. Lot Coverage	50%	15.8%	Y
Max. Building Height	135 Feet**	129 Feet	Y**
Trash Enclosure	Screened	Screened, Internal to the Residential Building	Y***
Mech. Equipment	Screened	Not Shown	N****

* The applicant has submitted a Variance (VAR-29657) to allow a four-foot setback along the north and south perimeters where 10 feet is required.

** A maximum building height of 135 feet was approved where 105 Feet was the maximum permitted through Special Use Permit (SUP-28102).

*** The proposed site depicts two trash enclosures and one trash compactor adjacent to the commercial buildings. In addition, the Senior Citizen Apartment building, as well as the Government Facility portion of the building, will utilize trash chutes located on either side of the building. A condition of approval has been added to substantiate conformance with Title 19.08.050(E)(4)(b).

**** The proposed building elevations and site plan do not depict the location of any mechanical equipment. Pursuant to Title 19.08.050(E)(4)(c) all mechanical equipment shall be concealed or screened from view of public rights-of-way. A condition has been added to this application requiring conformance with Title 19.08.050(E)(4)(c).

Pursuant to Title 19.08.060, the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	183 Feet	183 Feet	Y*
Adjacent development matching setback	20 Feet	20.54 Feet	Y
Trash Enclosure	50 Feet	630 Feet	Y

* A Waiver was approved through the previously approved Site Development Plan Review (SDR-27965) which permitted a Residential Adjacency Setback of 183 feet where 405 feet is required.

Pursuant to Title 19.12.040, 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	107 Trees	110 Trees	Y
Buffer:	1 Tree/30 Linear Feet (Adjacent to Commercial on the North)	25 Trees	33 Trees	Y
Min. Trees	1 Tree/30 Linear Feet (Adjacent to Commercial on the South)	25 Trees	33 Trees	Y
	1 Tree/20 Lineal Feet (Adjacent to ROW Decatur Blvd)	27 Trees	35 Trees	Y
	1 Tree/20 Lineal Feet (Adjacent to Laurelhurst Drive)	25 Trees	22 Trees	N*
TOTAL		209 Trees	233 Trees	Y
Min. Zone Width	15 Feet ROW 6-8 Feet Interior Lot Lines		15 Feet 0-8 Feet	Y N**
Wall Height	8 Feet		No walls proposed	N/A

* A condition has been added requiring the applicant to provide a total of 25, 24-inch box trees adjacent to the east side of Laurelhurst Drive.

** The subject property was approved through Site Development Plan Review (SDR-27965) to permit an eight-foot landscape buffer along the north perimeter and a six foot landscape buffer along the south perimeter. The applicant has requested a Waiver with this Site Development Plan Review to allow a zero-foot landscape buffer along a portion of the north perimeter where eight feet is required and a portion of the south perimeter where six feet is required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments <i>Approved Units</i>	416 Units	.75/Unit	288*	4*	288	4	Y
Senior Citizen Apartments <i>Additional Proposed Units</i>	45 Units	.75/Unit	34	0	0	0	N**
Government Facility	47,700 SF	1/300 SF	138*	3*	138	3	Y
Shopping Center	56,150 SF	1/250 SF	196*	11*	196	11	Y
SubTotal			656	18	622	18	
TOTAL			674		640		N**
Loading Spaces			4		4		Y
Percent Deviation					5%		

* These figures represent the spaces provided by the applicant which were approved through Variance (VAR-27964).

** A Variance (VAR-29654) to allow a reduction of 34 parking spaces for 45 Senior Citizen Apartments has been submitted as a companion item to this request.

Exceptions		
Request	Requirement as approved through SDR-27965	Staff Recommendation
To allow zero parking lot landscape diamonds	To allow zero parking lot finger islands and to allow the use of five parking lot landscape diamonds	Approval

<i>Standard</i>	<i>Previously Approved Through SDR-25894</i>	<i>Proposed Through SDR-29651</i>	<i>Deviation</i>
Building Standards <ul style="list-style-type: none"> • Proposed Units <ul style="list-style-type: none"> ○ 1 Bedroom ○ 2 Bedroom • Number of Buildings • Building Floors • Building Height • Building Materials 	<p style="text-align: center;">416</p> <p style="text-align: center;">Not Indicated</p> <p style="text-align: center;">Not Indicated</p> <p style="text-align: center;">6</p> <p style="text-align: center;">11</p> <p style="text-align: center;">135 Feet</p> <p style="text-align: center;">Stucco</p>	<p style="text-align: center;">461</p> <p style="text-align: center;">151</p> <p style="text-align: center;">310</p> <p style="text-align: center;">6</p> <p style="text-align: center;">12</p> <p style="text-align: center;">129 Feet</p> <p style="text-align: center;">Stucco</p>	<p style="text-align: center;">9.7%</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">0%</p> <p style="text-align: center;">8.3%</p> <p style="text-align: center;">-4.4%</p> <p style="text-align: center;">N/A</p>
Site Layout <ul style="list-style-type: none"> • Parking Spaces Provided <ul style="list-style-type: none"> ○ Additional Spaces Required for 45 Additional Senior Citizens Apartments • Handicap Parking Provided 	<p style="text-align: center;">640</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">18</p>	<p style="text-align: center;">640</p> <p style="text-align: center;">34</p> <p style="text-align: center;">18</p>	<p style="text-align: center;">0%</p> <p style="text-align: center;">5%</p> <p style="text-align: center;">0%</p>
Landscape <ul style="list-style-type: none"> • Perimeter Trees • Parking Lot Trees • Parking Lot Screening • Parking Lot Landscape Islands 	<p style="text-align: center;">95</p> <p style="text-align: center;">99</p> <p style="text-align: center;">None</p> <p style="text-align: center;">5 Landscape Diamonds</p>	<p style="text-align: center;">123</p> <p style="text-align: center;">110</p> <p style="text-align: center;">Compliant with Title 19.10.010</p> <p style="text-align: center;">No Landscape Diamonds</p>	<p style="text-align: center;">22%</p> <p style="text-align: center;">10%</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">-100%</p>

Waivers		
Request	Requirement	Staff Recommendation
To allow a zero-foot landscape buffer along the north perimeter	Eight-foot landscape buffer	Approval
To allow a zero-foot landscape buffer along the south perimeter	Six-foot landscape buffer	Approval

ANALYSIS

- **Land Use and Zoning**

The subject site is located within the Southeast Sector Map of the General Plan. The site is designated as SC (Service Commercial) on the larger lot to the east of Laurelhurst Drive and M (Medium Density Residential) on the lots on the smaller lots to the west of Laurelhurst Drive. The SC (Service Commercial) category allows for low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The SC (Service Commercial) category may also allow mixed-use development with a residential component where appropriate. The M (Medium Density Residential) category permits a maximum of 25 dwelling units per gross acre. The category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. The proposed use Senior Citizen Apartments, Government Facility and Shopping Center are in conformance with the SC (Service Commercial) land use designations. The associated apartment open space found on the remaining lots are in conformance with the M (Medium Density Residential) land use designation.

- **Site Plan**

The site is located on the west side of Decatur Boulevard 150 feet south of Vegas Drive. The site plan indicates that a total of six buildings will be placed on the site. The site plan has not changed from the previous approval for the property, with the exception of the north and south setbacks for building one. The setbacks shown for this building originally included a written notation indicating a 10-foot north and south property line setback on the site plan while the plans actual setback in scale depicted a four-foot north and south property line setback. The applicant has submitted a Variance (VAR-29657) to allow for this deviation.

The site consists of a 129-foot high Senior Citizen Apartment building consisting of 461 units as well as incorporating a Government Facility (Fire Station) use within a portion of the first floor and the entire 12th floor, a 40,000 square-foot market with two 4,500 square-foot attached buildings and two fast food Restaurants with Drive Throughs (4,000 and 3,150 square feet, respectively).

The remainder of the site indicates the same parking layout as previously approved, with a total of 527 parking spaces, including 18 handicap parking spaces, to be located on the C-1 (Limited Commercial) zoned lot, and an additional 113 parking spaces to be located on the R-3 (Medium Density Residential) lots to the west. As such, an off-site parking agreement will be required, and this application will be conditioned to reflect this requirement.

The landscape plan, as noted during the previous review, depicts an outdoor pavilion on the landscape plan but is not shown within the site plan. No elevations or floor plans have been submitted in relation to the pavilion. Any future development of the pavilion will require a Site Development Plan Review, so as to determine if the proposed development is compatible with the surrounding area.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffers as previously approved, including the Waiver which granted a six-foot landscape buffer along the south perimeter of the commercial lot during the previous Site Development Plan Review (SDR-27965), with the exception of the request for a zero-foot landscape buffer adjacent to the north and south sides of the proposed tower. The applicant has requested a Waiver to allow a zero-foot landscape buffer along the north perimeter where eight feet is required and a zero-foot landscape buffer along the south perimeter where six feet is required. The applicant states that this reduction in landscape buffer is necessary in order to accommodate sidewalks for stairwell exits. As this Waiver request will have little impact on the adjacent commercial properties, and is only for a small portion of the site, staff can support this request.

The perimeter landscape buffers are depicted as having a minimum 24-inch box tree planted or 10-foot high palm trees. The tree spacing and quantities proposed are adequate to meet the standards of Title 19.12.040, with the exception of the tree spacing on the west side of the commercial lot adjacent to Laurelhurst Drive, which provides 22 trees where 25 are required. A condition has been added to reflect conformance with Title 19.12.040 tree spacing standards. In addition, Title 19.12.040 requires the minimum height of palms within the landscape buffers to be 15 feet in height, whereas the applicant is providing 10-foot high palm trees. A condition has been added requiring the applicant to provide minimum 15-foot high palm trees within the landscape buffers. The remaining plant material provided within the landscape buffers meets the standards of Title 19.10.010, including parking lot screening.

The parking lot utilizes landscape islands at the end of each parking aisle and eliminates the five landscape diamonds provided on the previously approved site plan. The applicant provides 10-foot high palm trees within these islands and seven shrubs. Title 19.10.010 requires a 24-inch box evergreen or deciduous shade tree with a minimum of four, five-gallon shrubs for every required tree. A condition has been added requesting the applicant to provide parking lot landscaping in accordance with the standards of Title 19.10.010.

As with the previously approved site plan, the landscape plan reflects that landscaping will be provided within the proposed Senior Citizens Apartment open space at the southern portion of the lots west of Laurelhurst Drive. This includes landscaping in various configurations surrounding the depicted outdoor pavilion. Landscaping is being provided along the perimeter of the off-site parking lot at a spacing of one 24-inch box tree placed 20 feet on center, revised from the previously submitted 30 feet on center spacing. No walls have been noted within the landscape plan.

Elevations/Floor Plan

The elevations submitted depict a 12-story, 129-foot tall Senior Citizen Apartment building, which was previously approved as an 11-story, 135-foot tall structure. The clock tower element on the tower has been reduced in scope and ornamentation, resulting in the decreased proposed tower height. Additionally, the interior ceiling height of the lobby has been reduced, resulting in the placement of an additional interior floor consisting of 45 apartment units. The elevations remove the previously depicted awnings from the façade, but retain the open porte cochere for a pick-up/drop-off area at the main entrance to the building. Four large roll-up doors are depicted on the ground level as they will facilitate the Government Facility (Fire Station). The building façade consists of minor architectural embellishments reduced in scope from the previous approval and the use of varying colors to create limited visual interest. The north and south building elevations depict no windows and are simply painted various colors to continue the limited visual interest.

The floor plans depict each floor of the Senior Citizen Apartment building to be 35,914 square feet. Half of the ground level of the building will be occupied by a Government Facility (Fire Station). The fire station will include three truck bays and associated fire station facilities. The other half of the ground floor is to be utilized as Senior Citizen Apartments. The 12th floor is proposed as being used for administrative offices for the Government Facility. Floors 2 through 11 will be Senior Citizen Apartments consisting of one and two bedroom units.

No building elevations or floor plans have been submitted for any of the commercial buildings located on site. Any future development of the proposed commercial elements will require a Site Development Plan Review to determine compatibility with the surrounding area.

SDR-29651 - Staff Report Page Twelve
October 9, 2008 - Planning Commission Meeting

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 Senior Citizen Apartments and associated commercial buildings are compatible with adjacent development and 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 site plan is consistent with the existing General Plan designation of SC (Service Commercial) and M (Medium Density Residential) and the existing C-1 (Limited Commercial) and R-3 (Medium Density Residential) zoning districts. The applicant has been conditioned to ensure compliance with the site landscape requirements of Title 19.

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

The subject site will receive vehicular access from Decatur Boulevard, a 100-foot primary arterial. The off-site parking lot and apartment open space will be accessed via Laurelhurst Drive and Decatur Boulevard. The commercial lot is proposing cross access with the commercial site to the south and will require a cross access agreement.

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

The building materials are appropriate for the area of the City. A revised landscape plan will be required to insure an appropriate mix of drought resistant trees and shrubs are being utilized.

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 building elevations depict design and materials that will provide an aesthetically acceptable building and are compatible with the neighboring commercial development.

**SDR-29651 - Staff Report Page Thirteen
October 9, 2008 - Planning Commission Meeting**

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

The proposed development will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during

construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 379

APPROVALS 2

PROTESTS 1