

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 9, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-29641 - APPLICANT/OWNER: ACE OF HEARTS PROPERTIES, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: 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 and landscape plan, date stamped 09/16/08; and building elevations, date stamped 09/12/08, except as amended by conditions herein.
3. 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.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners, and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

SDR-29641 - Conditions Page Two
October 9, 2008 - Planning Commission Meeting

8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Gowan Outfall: Lone Mountain Branch from Rancho Drive to Decatur Boulevard project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. 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.
13. 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 drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed two-story 5,219 square-foot Building Maintenance Service and Sales Structure on 0.49 acres at the northeast corner of West Lone Mountain Road and Serene Drive. The proposed development has adequate parking and landscaping, and satisfies Title 19 requirements; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/02/03	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan and Southwest Sector Map (GPA-1363) from GC (General Commercial), SC (Service Commercial), and DR (Desert Rural Density Residential) to GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural Density Residential) on property located on or in close proximity to both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission recommended approval on 02/27/03.
08/05/04	A Code Enforcement case (#19805) was initiated due to the single-family dwelling appearing abandoned and having dead shrubbery. The case was closed on 12/03/04.
<i>Related Building Permits/Business Licenses</i>	
11/22/04	A building permit (#31090) was issued to demolish a single-family dwelling. The project was completed 05/23/05.
<i>Pre-Application Meeting</i>	
08/14/08	A pre-application meeting was held with the applicant to discuss Title 19 requirements pertaining to a Site Development Plan Review.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/02/08	A field check of the proposed site was conducted. A non-permitted chain link fence is erected around the perimeter of the subject area. Additionally, there was a bit a trash on the outside of the fencing.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49 acres

SDR-29641 - Staff Report Page Two
October 9, 2008 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	GC (General Commercial)	C-2 (General Commercial)
North	Vacant	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Establishment	GC (General Commercial)	C-2 (General Commercial)
East	Single-Family Dwellings	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development 10 Units per Acre)
West	Auto Repair Garage	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District (175 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	N/A

* The proposed Building Maintenance Service and Sales Structure will not impact the Airport Overlay, as it is only 33 feet at the highest point.

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A		N/A
Min. Lot Width	100 feet	169.07 feet	Y
Min. Setbacks			
• Front	20 feet	20 feet	Y
• Side	10 feet	15 feet	Y
• Corner	15 feet	15 feet	Y
• Rear	20 feet	64 feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	21.2%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened/gated	Y	Y
Mech. Equipment	Screened	Y	Y

SDR-29641 - Staff Report Page Three
October 9, 2008 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	99 feet	103 feet	Y
Adjacent development matching setback	20 feet	20 feet	Y
Trash Enclosure	50 feet	100 feet	Y

<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	2 Trees	2 Trees	Y
Buffer:				
Min. Trees:				
North property Line	1 Tree/30 Linear Feet	6 Trees	10 Trees	Y
South Property Line	1 Tree/30 Linear Feet	5 Trees	9 Trees	Y
East Property Line	1 Tree/20 Linear Feet	6 Trees	8 Trees	Y
West Property Line	1 Tree/30 Linear Feet	4 Trees	5 Trees	Y
TOTAL		21 Trees	32 Trees	Y
Min. Zone Width:				
Right-of-Way		15 Feet	15.8 Feet	
Interior		8 Feet	8 Feet	Y
Wall Height		6 Feet	6 Feet	Y

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	
Building Maintenance Service and Sales	5,219 SF	1/300	15	1	16	1	Y
Subtotal			15	1	16	1	Y
TOTAL			16		17		Y
Loading Spaces	5,219 SF	<10,000 SF	1		1		Y

SDR-29641 - Staff Report Page Four
October 9, 2008 - Planning Commission Meeting

ANALYSIS

- **Zoning**

The subject property is located within the Centennial Hill Sector of the General Plan and has a GC (General Commercial) land use designation. The GC (General Commercial) land use designation allows retail, service, wholesale, office, and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting, or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels, and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

The site is currently zoned C-2 (General Commercial), which is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office, and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) district is also appropriate along commercial corridors. The C-2 (General Commercial) district is consistent with the GC (General Commercial) category of the General Plan.

- **Site Plan**

This site is currently undeveloped and located on the northeast corner of West Lone Mountain Road and Serene Drive. The only access to the site will be gained from Serene Drive. The two-story 5,219 square-foot building will be positioned in the southwest corner of the subject site in accordance with Title 19.08.050(D)(2)(e) for Building Placement and Orientation. The remaining area of the site will be used for parking, parking lot and buffer landscaping, a trash enclosure, and a loading zone.

- **Floor Plan**

The main entrance to the building will face the northern property line, with a second access point on the west side of the structure. The first floor is 4,225 square feet, consisting of three offices, an open office area and restrooms, with the remaining area dedicated to warehouse space. The second floor is 994 square feet, consisting of three offices, an open office area, and a restroom.

SDR-29641 - Staff Report Page Five
October 9, 2008 - Planning Commission Meeting

- **Landscaping**

The proposed landscaping plan provides adequate landscaping buffers and parking lot landscaping at the subject site. A minimum of an eight-foot landscape buffer surrounds the interior property lines (north and east). The 15-foot landscape buffer adjacent to right-of-ways (south and west property lines) will have a six-foot wrought iron fence with pilasters constructed halfway between the buffer areas. Any changes to the dimensions of these landscaping buffer areas or the type of fencing utilized will require a waiver.

Thirty-two (32) trees will be planted within the perimeter landscaping buffers, ranging from Mexican Palo Verde Parkinsonias, Mondel Pine Pinus, Purple Leaf Plum Prunus, Chilean Mesquite Prospis, Texas Mesquite Prospis, Chinese Evergreen Elm Ulmus, and California Pepper Tree Schinus. The site will have two parking islands, each with a tree and shrubs. The proposed landscaping will be harmonious with the surrounding residential and commercial properties.

- **Elevations**

The provided elevation plans for the proposed two-story rectangular commercial building show the structure at 33 feet tall at the highest point, which is located above the front entryway. The majority of the building is 28 feet- 8 inches tall.

Pursuant to Title 19.08.060 Residential Adjacency Setback Standards, a 33-foot tall building adjacent to residential protected property requires a minimum setback of 99 feet. The building is set back approximately 103 feet from the residential property to the east; therefore, the proposal meets the required setback per Title 19.08.060.

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 Building Maintenance Service and Sales Structure is compatible with adjacent development and development in the area. The parcels directly north, west, and south all have a C-2 (General Commercial) zoning designation, and the property to the east has a R-PD10 (Residential Planned Development- 10 Units per Acre) zoning designation. The proposed structure meets Residential Adjacency Setback Standards from the protected property to the east.

- 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 and with Title 19. The design of the project is generally consistent with the goals and objectives of the plan.

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

Serene Drive, a private road, can only be accessed by vehicular traffic from Lone Mountain Road, a 100-foot Primary Arterial, as depicted in the Master Plan for Streets and Highways. The new development will generate approximately 217 trips per day onto Lone Mountain Road and Rancho Drive, increasing expected volume by about one percent on both the streets, or roughly adding 22 cars to the area. Lone Mountain Road and Rancho Drive will provide adequate access to or from Serene Drive, and will not negatively impact the roadways.

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

The building elevations depict a design and materials that provide for an acceptable building appropriate for the area, as does the landscaping material identified in the plans.

- 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;**

Building elevations and design characteristics 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 the construction of the building.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

October 9, 2008 - Planning Commission Meeting

<u>SENATE DISTRICT</u>	6
<u>NOTICES MAILED</u>	344
<u>APPROVALS</u>	3
<u>PROTESTS</u>	1