

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-31229 - APPLICANT/OWNER: CLARK COUNTY REAL PROPERTY MANAGEMENT**

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

1. Conformance to the conditions for Rezoning (Z-0020-97) and Major Modification [Z-0020-97(33)], if approved.
2. This approval shall be void two years from the date of final approval, unless a civil improvement plan has been issued for the proposed development of 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 10/20/08, except as amended by conditions herein.
4. 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.
5. 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.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-31229 - Conditions Page Two
December 4, 2008 - Planning Commission Meeting

8. Pursuant to the Las Vegas Medical District Plan, all utilities serving new development shall be underground. Above ground utility appurtenances visible from public streets shall be screened. The existing utility boxes onsite shall be placed underground or relocated in accordance with the requirements of the Las Vegas Medical District Plan and Title 19.12.040.
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 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.
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. Remove all substandard public street improvements and unused driveway cuts adjacent to 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, except as allowed otherwise by conditions herein. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
14. Grant pedestrian walkway easements for all public sidewalks not located within public rightofway on Desert Lane and Kenyon Place. Per Medical District Standards, all public sidewalks shall be 10 feet wide, unless otherwise allowed by the City Engineer.
15. 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.
16. 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.

December 4, 2008 - Planning Commission Meeting

17. 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 recommended by the Flood Control Section.
18. Site development to comply with all applicable conditions of approval for Z-0020-97(33), the Las Vegas Medical District Plan, and all other applicable site-related actions.

SDR-31229 - Staff Report Page One
December 4, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 70-space parking lot on 1.19 acres at the southwest corner of Kenyon Place and Desert Lane. The applicant is seeking to provide an additional parking area as part of an existing County Medical Office development. The proposed site is currently an undeveloped lot surrounded by a temporary chainlink fence. The subject property lies within the Las Vegas Medical District Plan and the proposed parking lot is in conformance with the streetscape, landscape and design standards listed within the plan. As this proposal is in conformance with and exceeds the requirements of Title 19 and the Las Vegas Medical District Plan, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/27/93	The Planning Commission approved a Variance (Z-0058-93) to allow proposed apartments seven feet from the rear property line where 20 feet is the minimum setback required and 16.5 feet from the front property line where 20 feet is the minimum setback required on 0.29 acres located at the southwest corner of Kenyon Place and Desert Lane. Staff recommended denial of this request.
08/04/93	The City Council approved a request for Rezoning (Z-0058-93) from R-2 (Medium-Low Density Residential) to R-3 (Medium Density Residential) on 0.29 acres located at the southwest corner of Kenyon Place and Desert Lane. The Planning Commission and staff recommended approval of this request.
12/15/93	The City Council approved a Site Development Plan Review [Z-0058-93(1)] for a nine-unit apartment complex on 0.29 acres located at the southwest corner of Kenyon Place and Desert Lane. The Planning Commission and staff recommended approval of this request.
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 of this request.

December 4, 2008 - Planning Commission Meeting

11/19/98	The Planning Commission approved a Site Development Plan Review [Z-0020-97(17)] on property located west of Desert Lane approximately 135 feet north of Pinto Lane for a proposed 50-space parking lot with a Waiver of all landscaping along the west property line. Staff recommended approval of this request.
11/03/99	The City Council approved a Variance (V-0078-99) on property located on the south side of Kenyon Place approximately 300 feet east of Shadow Lane to allow 45 parking spaces where 59 are required for phase one and to allow zero parking spaces where 59 are required for phase two. The Planning Commission and staff recommended approval of this request.
11/18/99	The Planning Commission approved a Site Development Plan Review [Z-0020-97(21)] for a proposed 34,780 square-foot office building on property located adjacent to the south side of Kenyon Place approximately 220 feet east of Shadow Lane. Staff recommended approval of this request.
03/20/02	The City Council approved a petition to Vacate (VAC-0003-02) a portion of Kenyon Place between Shadow Lane and Desert Lane. The Planning Commission and staff recommended approval of this request.
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 of this request.
07/01/02	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0020-97(36)] to allow the reconfiguration of the parking lots within the Clark County Pinto Campus on approximately 11.6 acres generally located between Alta Drive and Pinto Lane, and Shadow Lane and Desert Lane.
02/03/06	A Code Enforcement complaint (#38147) was issued against 1591 Kenyon Place for overgrown weeds, vehicles and motor homes parked on a vacant lot. The case was resolved 04/25/06.
<i>Related Building Permits/Business Licenses</i>	
02/20/92	Building permits were issued for onsite improvements (#92136884) and a new building (#92136883) at 1600 Pinto Lane. The permits received final approval 01/28/93.
10/12/94	A building permit (#94351653) was issued for the demolition of an existing building at 1522 Pinto Lane. The permit expired without receiving final inspections.
11/07/95	A building permit (#95388938) was issued for onsite improvements at 1522 Pinto Lane. The permit expired without receiving final inspections.
11/08/95	A building permit (#95881784) was issued for a new building at 1522 Pinto Lane. The permit received final approval on 02/15/96.

December 4, 2008 - Planning Commission Meeting

02/16/96	A building permit (#96003334) was issued for a tenant improvement at 1600 Pinto Lane. The permit received final approval 03/15/96.
02/19/97	A building permit (#97003467) was issued for grading at 1704 Pinto Lane. The permit received final approval 01/28/98.
03/25/97	A building permit (#97005927) was issued for a building addition at 1704 Pinto Lane. The permit received final approval 11/13/98.
07/14/97	A building permit (#97014352) was issued for the demolition of an existing building at 515 Shadow Lane. The permit expired without receiving final inspections.
09/02/97	A building permit (#97018113) was issued for onsite improvements at 1524 Pinto Lane. The permit received final approval 06/26/98.
09/23/97	A building permit (#97019581) was issued for a new building at 1524 Pinto Lane. The permit received final approval 06/26/98.
10/12/97	A building permit (#94351652) was issued for the demolition of an existing house at 1524 Pinto Lane. The permit received final approval on 03/06/98.
04/17/98	Building permits (#98007933 and #98007932) were issued for the demolition of a duplex building at 520 and 526 Desert Lane. The permits expired without receiving final inspections.
04/23/98	A building permit (#98008471) was issued for a monument sign at 1524 Pinto Lane. The permit received final approval on 07/16/98.
01/27/99	A building permit (#99001523) was issued for a storage building at 1600 Pinto Lane. The permit received final approval 05/10/99.
07/21/99	A building permit (#99014200) was issued for a tenant improvement at 1704 Pinto Lane. The permit expired without receiving final inspections.
08/03/99	A building permit (#99015350) was issued for a new building at 515 Shadow Lane. The permit expired without receiving final inspections.
10/08/99	A building permit (#99019566) was issued for an overflow parking area at 520 Desert Lane. The permit expired without receiving final inspections.
10/18/99	A building permit (#99020134) was issued for a block wall at 520 Desert Lane. The permit received final approval on 12/07/99.
10/21/99	A building permit (#99020365) was issued for a tenant improvement at 1522 Pinto Lane. The permit received final approval on 01/26/00.
07/07/00	A building permit (#00012768) was issued for a new building at 1670 Pinto Lane. The permit received final approval on 04/18/01.
08/03/01	A building permit (#01014046) was issued for a tenant improvement at 1600 Pinto Lane. The permit received final approval on 09/19/01.
05/15/02	A building permit (#02008867) was issued for the demolition of an existing building at 1700 Pinto Lane. The permit expired without receiving final inspections.
09/25/02	A building permit (#02017425) was issued for a tenant improvement at 1670 Pinto Lane. The permit received final approval on 02/19/03.
12/06/02	A building permit (#02021784) was issued for site work for a parking lot at 1670 Pinto Lane. The permit received final approval 02/26/03.

December 4, 2008 - Planning Commission Meeting

02/09/04	A building permit (#04002899) was issued for a tenant improvement at 1600 Pinto Lane. The permit expired without receiving final inspections.
03/07/05	A building permit (#37595) was issued for the demolition of an apartment building at 1591 Kenyon Place and a house (#37596) at 516 Desert Lane. The permits expired 09/07/05 without receiving final approval.
10/23/08	A building permit (#110223) was issued for a tenant improvement at 1600 Pinto Lane. The permit is still active awaiting final inspections.
<i>Pre-Application Meeting</i>	
10/09/08	A pre-application meeting was held with the applicant where elements of submitting a Site Development Plan Review for a parking lot expansion within the Las Vegas Medical District planning area were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
10/29/08	A field check was performed by staff at the subject property. The site was noted as a vacant, graded lot containing some weeds and debris. A non-permitted temporary chainlink fence was noted surrounding the property and two utility boxes were noted at the back of sidewalk adjacent to Kenyon Place.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.19

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UMC (Las Vegas Medical District)	P-D (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use designation]
North	Medical Office	UMC (Las Vegas Medical District)	P-D (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use designation]
South	County Medical Services	UMC (Las Vegas Medical District)	P-D (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use designation]

East	Multi-Family Residential	UMC (Las Vegas Medical District)	P-D (Planned Development) [HD (High Density Residential) Las Vegas Medical District Land Use designation]
West	County Medical Services	UMC (Las Vegas Medical District)	P-D (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Medical District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y*
Live/Work Overlay District	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 subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. As no buildings are proposed in conjunction with the development of this parking lot, this property is in conformance with the requirements of the Airport Overlay District.

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Medical District Plan and Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	12 Trees	14 Trees	Y
Street Trees	1 Tree/30 Linear Feet	15 Trees	15 Trees	
Buffer:				
Min. Trees	1 Trees/20 Linear Feet	23 Trees	26 Trees	Y
TOTAL		50 Trees	55 Trees	Y
Min. Zone Width	10 Feet or 6 Feet w/ a 36-Inch High Wall		10 Feet	Y
Wall Height	36 Inches Max adjacent to R.O.W.		No wall	Y

SDR-31229 - Staff Report Page Six

December 4, 2008 - Planning Commission Meeting

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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Kenyon Place & Desert Lane Type B Streetscape	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area contains 24-inch box trees spaced 20 feet on center; One bench provided on Kenyon Place and one bench provided on Desert Lane	Y

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	
Additional Parking Area to an Existing Medical Campus			0	0	70	0	
TOTAL			0		70		N/A

ANALYSIS

- Land Use and Zoning**

The subject property is zoned PD (Planned Development) as part of the Las Vegas Medical District Plan. The property carries a Las Vegas Medical District Special Land Use designation of MD-1 (Medical Support). The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. 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 indicates a 70-space parking lot to be located on 1.19 acres at the southwest corner of Kenyon Place and Desert Lane. The subject property is currently an undeveloped lot, which once contained multi-family residential. Access to the proposed parking lot will be gained from the existing Clark County Medical Campus to the south, with no direct access from Kenyon Place or Desert Lane. The applicant proposes to place an additional 70 standard parking spaces arranged in a manner which mirrors the existing parking layout to the south. All spaces measure nine feet by 18 feet and all proposed drive aisles measure 24 feet in width. No additional handicapped parking spaces or loading zones are proposed as part of this plan.

The subject site fronts both Kenyon Place and Desert Lane, which are identified as Type B Streetscapes within the Las Vegas Medical District Plan. Type B Streetscapes require a 10-foot public sidewalk with 24-inch box street trees spaced 30 feet on center to be located near the curb where feasible. Tree grates measuring four feet by four feet are to be provided for every street tree located in a public sidewalk. In addition, a five to fifteen-foot landscape buffer with 24-inch box trees is required to be located behind the 10-foot sidewalk. Street furniture is also required as part of streetscape improvements, which includes trash receptacles, street signs, tree guards and grates, street lighting, bollards, kiosks and bus shelters.

The applicant has complied with the streetscape requirements and will provide a 10-foot public sidewalk along Kenyon Place and Desert Lane. Street trees will be spaced at 30 feet on center at the back of the existing curb, and four-foot by four-foot tree grates will be provided. The applicant provides an appropriate 10-foot wide landscape buffer to be located behind the 10-foot sidewalk, and street furniture consisting of benches will be provided on Kenyon Place and Desert Lane. A vehicular turn-around is provided at the northwest corner of the site for Kenyon Place, as the public street becomes a private driveway west of the subject property.

Additionally, at the time a field check was performed, two utility boxes were noticed located at the back of the existing five-foot wide public sidewalk along Kenyon Place. The existing utility boxes will need to be removed from the right-of-way and placed underground per the Las Vegas Medical District Plan or placed three feet from the back of the existing sidewalk and screened from view. A condition has been added requiring utility boxes to be in conformance with the Las Vegas Medical District Plan.

- **Landscape Plan**

The Las Vegas Medical District Plan requires parking areas adjacent to a public right-of-way to be screened with a 36-inch high decorative masonry wall immediately adjacent to the parking lot and a minimum six-foot wide landscape planter or contain a 10-foot wide landscape planter with adequate shrubbery to buffer the vehicles. The applicant has chosen to provide a 10-foot wide landscape buffer with shrubbery adjacent to the public rights-of-way. The buffer includes 24-inch box African Sumac trees spaced 20-feet on center, with groves of four, 24-inch box Shoestring Acacia Trees emphasizing each of the four corners. A total of 150, 15-gallon shrubs and 1,200, five-gallon shrubs will be provided for the 1.19 acre site, which will provide ample screening.

The applicant has provided parking lot islands in conformance with the requirements of Title 19.10, providing seven to eight-foot wide planters where five feet is required, with each island containing a 24-inch box Chitalpa tree. The applicant is providing additional 24-inch box African Sumac and Chitalpa trees within the existing landscape planters to the east and south of the proposed parking lot, which when combined with the 15, 24-inch box Rio Grande Ash street trees provided along Kenyon Place and Desert Lane, the required plantings in the landscape islands and landscape buffer areas, will add a total of 69 new 24-inch box trees to the site, which is well above the minimum requirements for the property. There is an existing six-foot block wall along the southern edge of the subject property which will be removed and replaced with an open landscape buffer if this project is approved.

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 70-space parking lot provides more than adequate screening and buffering, and is therefore 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 development meets or exceeds the landscape, streetscape, and design standards listed in the Las Vegas Medical District Plan and Title 19.

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

SDR-31229 - Staff Report Page Nine

December 4, 2008 - Planning Commission Meeting

The proposed parking lot accesses the existing Clark County Medical Office parking lot to the south, and does not provide direct access to Kenyon Place or Desert Lane. The existing parking lot provides access to Shadow Lane and Pinto Lane, both 60-foot Local Roads, according to the Master Plan of Streets and Highways, which will provide adequate access to the site.

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

The proposed landscape materials are appropriate for the area and for the City, and incorporates plant material tolerant of the Las Vegas climate as specified in the Las Vegas Medical District Plan.

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 parking lot layout and materials used will be harmonious with other parking lots found throughout the Las Vegas Medical District and the Las Vegas Valley, and will be compatible with surrounding development.

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

The proposed parking lot will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 127

SDR-31229 - Staff Report Page Ten
December 4, 2008 - Planning Commission Meeting

APPROVALS 0

PROTESTS 0