

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: DECEMBER 18, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-31744 - APPLICANT: LIED ANIMAL SHELTER -**  
**OWNER: CITY OF 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 Site Development Plan Review (SDR-3275) 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 11/21/08, except as amended by conditions herein.
4. Building permits and final inspections shall be obtained for the proposed 2,800 square-foot modular building, the existing 4,118 square-foot tent structure, the existing 1,400 square-foot modular building and the existing 1,900 square-foot modular structure on site.
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.
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.
7. Building elevations and floor plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit.

**SDR-31744 - Conditions Page Two**  
**December 18, 2008 - Planning Commission Meeting**

8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. 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.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR3275 and all other subsequent site-related actions.

**SDR-31744 - Staff Report Page One**  
**December 18, 2008 - Planning Commission Meeting**

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

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for an existing 1,400 square-foot veterinary school, an existing 1,900 square-foot Office, an existing 4,116 square-foot cat facility and a proposed 2,800 square-foot spay/neuter clinic on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The three existing structures consist of two 1,400 and 1,900 square-foot modular buildings and one 4,116 square-foot tent building, while the fourth proposed structure will consist of a 1,900 square-foot modular building. The applicant has requested this review to allow the structures to provide overflow facilities for the existing Animal Shelter on the subject property. As the subject property complies with the intent of the C-V (Civic) zoning district and the proposed and existing buildings will be providing a much-needed service to the community; staff recommends approval of this request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary Complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval of this request.
08/17/05	The City Council approved a Site Development Plan Review (SDR-6883) for Temporary Structures for an Animal Shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval of this request.
11/01/06	The City Council approved a One-Year Required Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed Temporary Structures for an Animal Shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended denial of this request.
12/20/06	The City Council approved a Review of Condition (ROC-17677) for Condition Number 1 of an approved Site Development Plan Review (SDR-6883) to allow a temporary tent located on the corner of Harris Street and Manning Street to be allowed to remain for two additional years on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. Staff recommended approval of this request.

**SDR-31744 - Staff Report Page Two**  
**December 18, 2008 - Planning Commission Meeting**

05/16/07	The City Council struck a request for a Site Development Plan Review (SDR-20124) for an existing 1,900 square-foot Veterinary School, a 4,116 square-foot Animal Shelter, a 1,900 square-foot Office and a proposed Barn and Restroom Facility on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval of this request.
<b><i>Related Building Permits/Business Licenses</i></b>	
06/30/00	A building permit (#00012474) was issued for a new building at 655 North Mojave Road. The permit received final approval on 12/20/00.
06/30/00	A building permit (#00012475) was issued for onsite improvements at 655 North Mojave Road. The permit received final approval 01/12/01.
10/23/00	A building permit (#00019517) was issued for a trash enclosure and walls at 655 North Mojave Road. The permit received final approval 11/01/00.
01/16/01	A building permit (#01000727) was issued for a sign at 655 North Mojave Road. The permit received final approval on 02/27/01.
08/20/04	A building permit (#04019189) was issued for a utility closet at 3000 Harris Avenue. The permit received final approval 06/21/05.
08/20/04	A building permit (#04019175) was issued for onsite/hardscape improvements at 3000 Harris Avenue. The permit has not yet received final approval.
08/20/04	Building permits were issued for a new kennel building 1 (#04019178) and kennel building 2 (#04019179) at 3000 Harris Avenue. The permits received final approval on 09/23/05 and 09/16/05.
08/20/04	Building permits were issued for kennel building 3 (#04019180), kennel building 4 (#04019181), kennel building 5 (#04019182), kennel building 6 (#04019183), kennel building 7 (#04019184), kennel building 8 (#04019185), kennel building 9 (#04019186), kennel building 10 (#04019187) and kennel building 11 (#04019188) at 3000 Harris Avenue. The permits received final approval on 09/09/05.
03/17/05	Building permits were issued for onsite/hardscape improvements (#05001671) and for a building addition (#05001670) for an Animal Shelter at 655 North Mojave Road. The permits received final approval on 03/21/06.
03/17/05	A building permit (#05001669) was issued for a barn animal shelter at 3000 Harris Avenue. The permit was expired and placed on hold on 09/17/05.
04/13/05	A building permit (#05002193) was issued for onsite improvements for a wetlands project at 3000 Harris Avenue. The permit has not yet received final approval.
05/26/05	A building permit was issued for a wall/fence at 655 North Mojave Road. The permit has not yet received final approval.
12/13/05	A building permit (#05008740) was issued for a temporary classroom trailer building at 655 North Mojave Road. The permit has not yet received final approval.

**SDR-31744 - Staff Report Page Three**  
**December 18, 2008 - Planning Commission Meeting**

<b><i>Pre-Application Meeting</i></b>	
10/27/08	A pre-application meeting was held where the requirements for submitting a Site Development Plan Review were discussed.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not held, nor was one required.	

<b><i>Field Check</i></b>	
11/06/08	A field check was performed by staff at the subject property. At the time of the site visit the three temporary structures that are the subject of this Site Development Plan Review were observed on site at the southeast corner of Harris Avenue and Manning Street.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	8.39

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Fire Station	PF (Public Facilities)	C-V (Civic)
South	Fire Training Facility	PF (Public Facilities)	C-V (Civic)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	City of Las Vegas Maintenance and Storage Yard	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<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

**SDR-31744 - Staff Report Page Four**  
**December 18, 2008 - Planning Commission Meeting**

**DEVELOPMENT STANDARDS**

Pursuant to Title 19.06.020, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. 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 acceptable. Any future development will require review for determination of appropriate development standards.

*The following Development Standards are proposed for this C-V (Civic) District:*

<b><i>Building Standard</i></b>	<b><i>Provided</i></b>
Min. Lot Width	186 Feet
Min. Setbacks	
• Front	10 Feet
• Side	14 Feet
• Rear	10 Feet
Max. Building Height	20 Feet
Trash Enclosure	Screened, Enclosed
Mech. Equipment	Screened

<b><i>Landscape Standard</i></b>	<b><i>Provided</i></b>
Parking Area	14 Trees
Buffer:	
Trees (East)	8 Trees
Trees (North)	15 Trees
Trees (West)	31 Trees
Trees (South)	Zero Trees
<b>TOTAL</b>	68 Trees
Min. Zone Width	8 Feet
Wall Height	Existing 6-foot chain link fence

**SDR-31744 - Staff Report Page Five**  
**December 18, 2008 - Planning Commission Meeting**

*Pursuant to Title 19.10, the following parking standards are recommended:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Recommended Parking Ratio</b>	<b>Recommended Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			Regular	Handi-capped	Regular	Handi-capped	
			Animal Shelter	75 Employees on Duty and 2 Exam Rooms	1 Space for every 2 on-duty employees plus 1 space per exam room	38	
<b>TOTAL</b>			40		201		Y

#### **ANALYSIS**

The applicant is requesting a Site Development Plan Review for an existing 1,400 square-foot veterinary school, an existing 1,900 square-foot Office, an existing 4,116 square-foot cat facility and a proposed 2,800 square-foot spay/neuter clinic at the southwest corner of Mojave Road and Harris Avenue. Of the three existing structures, two are 1,400 and 1,900 square-foot modular buildings and one is a 4,116 square-foot tent structure. The fourth structure is proposed as a 2,800 square-foot modular building. Each building will provide additional services for the existing Animal Shelter on the subject property.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. This Site Development Plan Review has since expired, and the applicant is requesting these structures to remain, with the addition of a proposed 2,800 square-foot modular building. The placement of the existing and proposed buildings on the subject property are the only elements of this review; no additional site work, landscape, or parking is proposed. As the subject property complies with the intent of the C-V (Civic) zoning district and the proposed and existing buildings will be providing a much-needed service to the community; staff recommends approval of this request.

**SDR-31744 - Staff Report Page Six**  
**December 18, 2008 - Planning Commission Meeting**

- **Zoning**

The C-V (Civic) District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan. The subject property carries a General Plan designation of PF (Public Facilities).

- **Site Plan**

The site is located at the southwest corner of Harris Avenue and Mojave Road. Access to the site is gained from two existing driveways fronting Harris Avenue, with a secondary gated entrance on Mojave Road. The site contains an existing Animal Shelter and associated outbuildings on an 8.39 acre parcel. The three existing and one proposed structure will be located at the northeast corner of the site, adjacent to an existing parking area. The three existing buildings are located adjacent to Harris Avenue, while the fourth proposed building will be adjacent to Manning Street on the east.

Each building will be accessed from existing walkways and served by an existing adjacent parking lot, which includes three handicapped parking spaces and 18 standard parking spaces. Additional parking is provided at an existing parking lot to the east which services the existing Animal Shelter structure. The site is surrounded by an existing chain link fence and an existing eight-foot landscape buffer. Staff noted that building permits have not been properly filed, obtained or finalized for the two existing modular buildings and tent structure currently utilized on site. A condition has been added requiring the applicant to obtain building permits and receive final inspections on the proposed modular structure, the existing tent structure, and the existing two modular structures.

- **Landscape Plan**

The landscape plan submitted depicts the existing trees and shrubs on site. No new landscape will be provided as part of this request. The existing landscape buffer contains mature mesquite trees along the north, east and west perimeters with some existing shrubbery along the north perimeter. Additionally, 14 existing mature mesquite and elm trees are located within the parking lot landscape islands.

**SDR-31744 - Staff Report Page Seven**  
**December 18, 2008 - Planning Commission Meeting**

- **Elevations**

The applicant has provided photographs in lieu of elevations of the three existing buildings. The photographs indicate the 1,400 and 1,900 square-foot modular buildings are single-story in height, painted grey with blue trim. The existing tent structure is approximately 20 feet in height and white in color. No elevations have been provided for the fourth proposed building; however the applicant has indicated the modular structure will be similar in appearance to the two existing modular buildings on site. A condition has been added requiring elevations of the buildings to be provided to the Planning and Development Department. Additionally, elevations for the proposed building will be required at the time building permits are obtained for the structure.

- **Floor Plan**

No floor plans have been provided for the three existing and one proposed structure on site. A condition has been added requiring the applicant to submit floor plans of the proposed and existing buildings prior to the time application is made for a building permit.

## **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 existing animal shelter and existing and proposed modular structures are located within a C-V (Civic) zoning district adjacent to other city services to the north and east of the subject property, which are compatible with this development. There is an existing multi-family housing development to the west of the site, which is buffered by existing mature landscape. The development is compatible with the adjacent properties as it will have minimal impact on the surrounding 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;**

This proposed Site Development Plan Review is consistent with the General Plan mandate for public uses in this area. The development is consistent with Title 19 as it allows development standards that meet the intent of the Zoning Code and General Plan.

**SDR-31744 - Staff Report Page Eight  
December 18, 2008 - Planning Commission Meeting**

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

The site is served by Harris Avenue, a 60-foot Local Street, as designated by the Master Plan of Streets and Highways, and will have secondary access from Mojave Road, a 100-foot wide Primary Arterial, as designated by 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 building materials used are typical of modular buildings, with painted wood siding and vinyl for the tent structure, while the applicant intends on utilizing the existing mature landscape buffer without any additions. As three out of the four buildings under consideration in this Site Development Plan Review have been in existence on site for several years without a negative impact on the surrounding neighborhood, staff can support the materials proposed.

**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 photographs supplied by the applicant of the three existing buildings are not unsightly or obnoxious in appearance. While they do not offer the appearance of a permanent building, the existing and proposed structures are screened by the existing mature landscape buffer and are compatible with the surrounding area.

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

The development will be subject to Building Code requirements, and therefore the development will not compromise the public health, safety or welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

8

**ASSEMBLY DISTRICT** 28

**SENATE DISTRICT** 2

**SDR-31744 - Staff Report Page Nine**  
**December 18, 2008 - Planning Commission Meeting**

**NOTICES MAILED**            103

**APPROVALS**                    1

**PROTESTS**                      0