



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-32807 - APPLICANT/OWNER: LABORERS LOCAL 872

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0070-78), Plot Plan and Building Elevation Review [Z-0070-78(1)] and Site Development Plan Review [Z-0070-78(4)], except as amended herein, 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 12/30/08, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along portions of the east and west perimeters, adjacent to commercially zoned properties.
5. The applicant shall obtain the necessary building permits and final inspections for all permanent structures located on the site; any temporary structure not receiving a final inspection shall be removed within 60 days of issuance of a Certificate of Occupancy for the union hall addition.
6. A trash enclosure meeting all minimum requirements of Title 19.08, including distance separation for Residential Adjacency, shall be provided on-site. A revised site plan shall be provided for approval of the location by the Planning and Development Department at the time of permitting.
7. A solid wall, at least six feet in height and complying with all requirements of Title 19.12.075, shall be provided along the perimeter of the subject site, adjacent to residentially zoned property.

8. 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: 24-inch box size trees spaced at 20 feet on-center within the existing landscape buffer area along the north perimeter and 30 feet on-center within an eight-foot wide buffer area along the south perimeter, with four, 5-gallon shrubs for every required tree. An eight-foot landscape buffer, to include 24-inch box size trees spaced at 20 feet on-center, with four, 5-gallon shrubs for every required tree, shall be provided along the east and west perimeters adjacent to residentially zoned properties.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Reconstruct the easternmost driveway to meet the intent of Standard Drawing #222a concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required on 9.29 acres at 4211 East Bonanza Road. An application for Rezoning (ZON-32809) from R-1 (Single Family Residential) to C-1 (Limited Commercial) has also been submitted for a portion of the subject site. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Site Development Plan Review and the associated Rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/78	The Board of City Commissioners approved the reclassification (Z-0070-78) of property from R-E (Residence Estates) to C-1 (Limited Commercial) for property located at 4201 E. Bonanza Road. [Note: The north 837 feet of the site was approved for C-1 (Limited Commercial) zoning, with the remainder to be zoned R-1 (Single Family Residential).]
06/23/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0070-78(1)] for proposed modular office and classroom additions at 4201 E. Bonanza Road.
06/22/95	The Planning Commission approved a one-year Required Review [Z-0070-78(2)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
06/26/97	The Planning Commission approved a two-year Required Review [Z-0070-78(3)] on an approved plot plan and building elevation review which allowed temporary modular office and classroom additions at 4201 E. Bonanza Road.
10/18/99	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0070-78(4)] for a proposed 4,416 square-foot addition to an existing office at 4201 E. Bonanza Road.
11/18/99	The Planning Commission approved an Extension of Time [Z-0070-78(5)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
12/07/01	The Planning Commission approved an Extension of Time [Z-0070-78(6)] on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road.
09/06/03	A Code Enforcement Complaint (#3176) was processed for trash and debris at 4201 E. Bonanza Road. The complaint was resolved on 10/20/03.

04/28/06	The Planning Commission approved an Extension of Time (EOT-12247) on an approved Site Development Plan Review to allow the continued use of temporary modular buildings at 4201 E. Bonanza Road. This Site Development Plan Review expired on 06/23/08, as no further Extension of Time application was submitted.
05/24/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-19813) for a Wireless Communications Facility, Slim Line at 4201 E. Bonanza Road.
06/20/07	A Code Enforcement Complaint (#54569) was processed for graffiti at 4201 E. Bonanza Road. The complaint was resolved on 07/03/07.
02/12/09	The Planning Commission recommended approval of companion item zon-32809 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30/sg).

<i>Related Building Permits/Business Licenses</i>	
05/15/91	A building permit (#91106578) was issued for a reroof at 4201 E. Bonanza Road. The permit was finalized on 08/12/91.
12/16/91	A building permit (#91129406) was issued for a remodel/demo by others at 4201 E. Bonanza Road. The permit was finalized on 01/15/92.
12/16/91	A building permit (#91129395) was issued for an interior remodel/ ceiling at 4201 E. Bonanza Road. The permit was finalized on 01/31/92.
01/23/95	A building permit (#95364573) was issued for a retaining wall at 4201 E. Bonanza Road. The permit was finalized on 02/15/95.
06/05/95	A building permit (#95378643) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired on 04/06/96.
07/07/95	A building permit (#95381264) was issued for a 30-foot by 40-foot storage building at 4201 E. Bonanza Road. The permit expired on 04/06/96.
08/29/95	A building permit (#95385960) was issued for on-site sewer and water at 4201 E. Bonanza Road. The permit expired on 05/11/96.
10/05/95	A building permit (#95879182) was issued to repair a service riser at 4201 E. Bonanza Road. The permit expired on 04/06/96.
11/09/95	A building permit (#95881855) was issued for a gas line at 4201 E. Bonanza Road. The permit expired on 05/11/96.
08/21/97	A building permit (#97017427) was issued to change from overhead to underground electrical service at 4201 E. Bonanza Road. The permit was finalized on 11/17/97.
02/25/00	A building permit (#3370) was issued for on-site improvements at 4201 E. Bonanza Road. The permit expired 08/26/00.
02/25/00	A building permit (#3369) was issued for a new building at 4201 E. Bonanza Road. The permit expired 08/26/00.
08/27/04	A building permit (#4019360) was issued for a cell site at 4215 E. Bonanza Road. The permit was finalized 03/31/05.

12/16/04	A building permit (#32526) was issued for a cell site at 4215 E. Bonanza Road. The permit expired 06/16/05.
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12/10/05	A building permit (#33500) was issued for a wall/fence at 4215 E. Bonanza Road. The permit was finalized 08/20/05.
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Pre-Application Meeting

11/06/08	A pre-application meeting was held to discuss the requirements of a Site Development Plan Review and Rezoning to accommodate an addition to the existing building and the expansion of the training yard facilities.
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Neighborhood Meeting

A neighborhood meeting was neither required nor held for this application.
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Field Check

01/08/09	A field check was conducted by staff. The subject site is an existing union hall and training facility. The north (front) portion of the site has been developed and consists of the union hall and parking area, with the south (rear) portion of the site used as a training yard for various activities.
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Details of Application Request

Site Area

Gross Acres	9.29 Acres
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Union Hall and Training Facility, Wireless Communications Facility	SC (Service Commercial)	C-1 (Limited Commercial) and R-1 (Single Family Residential)
North	Senior Apartments	M (Medium Density Residential)	R-PD25 (Residential Planned Development, 25 Units per Acre)
	Senior Apartments	H (High Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-5 (Apartment)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Vacant land and Union Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential / Manufactured Home Park)
	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

West	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

**A required Multi-Use Transportation Trail along the south perimeter is existing.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	402,575 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	10 Feet	30 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	400 Feet	Y
Max. Lot Coverage	50%	5.9%	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed, gated	None	N*
Mech. Equipment	Screened	Not Indicated	N**

**A condition has been added to require the installation of a trash enclosure meeting all requirements of Title 19.08.*

***A condition has been added to require that all mechanical equipment be screened in accordance with the minimum requirements of Title 19.08.*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 Feet	545 Feet	Y
Adjacent development matching setback	15 Feet	75 Feet	Y
Trash Enclosure	50 Feet From Residential	Not Indicated	N*

**A condition has been added to require the installation of a trash enclosure meeting all requirements of Title 19.08.*

Pursuant to 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	27 Trees	Zero Trees	Y*
Buffer				
Min Trees:				
North	1 Tree / 20 Linear Feet	12 Trees	2 Trees	N**
South	1 Tree / 30 Lineal Feet	12 Trees	Zero Trees	N**
East, West	1 Tree / 20 Lineal Feet	58 Trees	58 Trees	Y***
TOTAL		82 trees	60 Trees	N
Min. Zone Width				
North	15 Feet		20 Feet	Y
South	8 Feet		Zero Feet	N**
East, and West	8 Feet		Zero Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet (Existing)	N****

**No improvements are proposed in the existing parking area beyond restriping to provide handicap parking spaces in compliance with minimum Title 19.10 standards.*

***A condition has been added to require landscaping in compliance with the minimum Title 19.12 standards along the north and south perimeters, to include 24-inch box size trees spaced at 20 feet on-center within the existing buffer along the north perimeter and 30 feet on-center within an eight-foot wide buffer along the south perimeter, with four, 5-gallon shrubs for every required tree.*

****The applicant has requested a Waiver to allow a zero-foot landscape buffer along portions of the east and west perimeters where 15 feet is required. An eight-foot landscape buffer, to include 24-inch box size trees spaced at 20 feet on-center, with four, 5-gallon shrubs for every required tree, shall be provided along the east and west perimeters adjacent to residentially zoned properties.*

*****The existing perimeter block walls are depicted as eight feet in height adjacent to residentially zoned properties in submitted plans, but a field check indicated that not all walls will meet the minimum height of six feet, as required by Title 19.12.075. A condition has been added to ensure that a solid perimeter wall at least six feet in height, and meeting all requirements of Title 19.12.075, be constructed adjacent to residentially zoned properties.*

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	
Trade School	15 Staff members and 200 students	1 Space per staff member, plus 1 space per 2 students in class at maximum capacity	110	5	154	6	Y
TOTAL			115 Spaces		160 Spaces		Y

Waivers		
Request	Requirement	Staff Recommendation
Zero-foot landscape buffer along portions of the east and west perimeters	Eight-foot buffers adjacent to interior lot lines	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 7,625 square-foot, two-story addition to an existing 16,030 square-foot building and expansion of training yard facilities for a Trade School, with a Waiver to allow zero-foot landscape buffers along portions of the east and west perimeters where eight feet is required on 9.29 acres at 4211 East Bonanza Road. An application for Rezoning (ZON-32809) from R-1 (Single Family Residential) to C-1 (Limited Commercial) has also been submitted for a portion of the subject site. The existing Trade School is a permissible use within the C-1 (Limited Commercial) district, which is consistent with the existing SC (Service Commercial) General Plan designation; therefore, staff is recommending approval of this Site Development Plan Review and the associated Rezoning request.

- Zoning**

The subject site has an existing General Plan designation of SC (Service Commercial), which is intended to allow low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that 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 Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The subject site is currently split-zoned, with designations of C-1 (Limited Commercial) on the north 837 feet, and R-1 (Single Family Residential) on the remainder of the site. An application for Rezoning (ZON-32809) to C-1 (Limited Commercial) has been submitted for the residentially zoned portion of the site. The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The existing Trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation.

- **Site Plan**

The site plan depicts the two-story addition as an infill of a courtyard area within the existing union hall building, resulting in an increase of 7,625 square feet of building area, with no increase in the building footprint. The number of parking spaces available in the existing lot is adequate to accommodate the increased building area, as there are 160 spaces provided, and 115 spaces required. Existing handicap spaces are to be relocated to the east side of the building to provide greater accessibility, but there are no other changes proposed for the existing parking lot.

A Site Development Plan Review was previously approved for modular buildings to be used for an office and classroom along the northern edge of the training yard, but the approval expired with the most recent Extension of Time (EOT-12247) for the structures on 06/23/08. The training yard has since expanded south to include the entire lot, with various training activities, including drill practice, shot create training, scaffolding erection, framing practice and bollard training, occurring in different areas. An additional area has been allocated for physical training for the Las Vegas Metropolitan Police Department as an ancillary activity. There are numerous self-contained storage containers located throughout the site for training equipment.

A condition has been added to require building permits and final inspections on all permanent structures located on the site; any temporary structure not receiving a final inspection shall be removed within 60 days of issuance of a Certificate of Occupancy for the union hall addition.

- **Landscape Plan**

The landscape plan depicts additional eight-foot wide landscape buffer areas along the east and west perimeters, adjacent to residentially zoned properties. Within these buffer areas, minimum 24-inch box size trees shall be planted at 20 feet on-center, with four 5-gallon shrubs for every required tree. A condition has been added to require the same planting scheme in the existing north buffer along Bonanza Road, and minimum 24-inch box size trees planted at 30 feet on-center, with four 5-gallon shrubs for every required tree along the south perimeter. The plan indicates the use of Rio Grande Ash and Chitalpa for trees, and Coyote Brush, Desert Cassia and New Gold Lantana for shrubs.

- **Waiver**

The applicant has requested a Waiver to allow a zero-foot landscape buffer along portions of the east and west perimeters where eight feet is required. The zero-foot buffer areas will be limited to those portions of the perimeters that are adjacent to other commercial properties, are located along interior property lines and will not be visible from the public right-of-way. Eight-foot buffers meeting the minimum requirements of Title 19.12 will be provided along the perimeters abutting residentially zoned property. Staff can support the Waiver request as it will have a minimal impact on adjacent commercial development while maintaining the required buffering for adjacent residential uses.

- **Elevations**

The elevations show a 35-foot, two-story addition located toward the center of the existing structure and stepped back from the existing single-story facades. The addition is finished in stucco and painted to match the existing building. The roof planes are sloped and provide a dynamic roof line that offsets the flat roof of the existing single-story building.

- **Floor Plan**

The floor plan indicates that the addition will consist of four classrooms, separated by retractable walls, with a stage at the west end. The second floor consists of a central open office area, with seven private offices, a conference room, a copy/file room and a restroom located around the exterior perimeter.

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 development is compatible with the adjacent commercial and residential development, as the applicant will provide buffers in the form of landscape and solid screen walls for the residential development.

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 existing trade School use associated with the subject site is a permissible use within the C-1 (Limited Commercial) zoning district and is allowed by the SC (Service Commercial) General Plan designation. The proposed development on the site is consistent with the General Plan and, with the exception of the request for a Waiver, will comply with all Title 19 requirements.

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

Two existing driveways provide access to Bonanza Road, designated a 100-foot Primary Arterial by the Master Plan of Streets and Highways. Site circulation and access are adequate for the existing use located on the site, and will not negatively impact adjacent roadways or neighborhood traffic.

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

Building materials are appropriate for the area and for the city, and will match the existing materials used on the site. Landscape materials are appropriate for the area and the city, and with the added condition regarding planting schemes, they are adequate to meet the minimum requirements of Title 19, with the exception of the Waiver request.

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 proposed building elevations are not unsightly or obnoxious in appearance, and will be compatible with the surrounding development in the area.

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

The proposed development will be subject to building permitting and inspections, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions. The Planning Commission made a condition change as reflected herein.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 439 by City Clerk

APPROVALS 2

PROTESTS 1