



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-32732 - APPLICANT: BANK OF NEVADA - OWNER: BW NEVADA HOLDINGS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0108-63), Site Development Plan Review [Z-0108-63(31)] and Site Development Plan Review (SDR-23447) 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 12/22/08, except as amended by conditions herein.
4. A Waiver from Title 19.12 Landscape Buffer standards is hereby approved, to allow a five-foot landscape buffer along the south perimeter where 15 feet is required.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: two additional 24-inch box trees shall be added to the plan in the required buffer area along the south perimeter to meet the requirement of one tree for every 20 lineal foot of planter.
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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
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. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
13. Landscape and maintain all unimproved right-of-way, if any, on Sahara Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public rightofway adjacent to this site.
15. 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 Site Development Plan Review for a proposed 26-space parking lot expansion and main entry plaza remodel with a Waiver of the Landscape Buffer standard to allow a 5-foot landscape buffer along the south perimeter where 15 feet is required on 3.22 acres at 2700 West Sahara Avenue. Staff is recommending approval of this request as the additional parking will bring the subject site into compliance with current Title 19.04 parking requirements while having a minimal impact on the overall site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/24/63	The City Council approved a Reclassification of Property (Z-0108-63) on property located on the northwest corner of Sahara Avenue and Paseo Del Prado. Planning Commission recommended approval.
04/09/98	The City Council denied an appeal of a Planning Commission denial (final action) for a Special Use Permit (U-32-98) for a supper club and shared parking agreement on property located at 2700 W. Sahara Avenue.
09/20/00	The City Council approved a Site Development Plan Review [Z-0108-63(31)] for a proposed 6,000 square-foot office building on property located on the northwest corner of Sahara Avenue and Paseo Del Prado. Planning Commission recommended approval.
08/23/07	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-23447) for a proposed entry canopy and a 22-space parking lot and landscaping at an existing bank on 3.22 acres at 2700 West Sahara Avenue.
02/12/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/sg).
<i>Related Building Permits/Business Licenses</i>	
c. 1981	A bank was constructed at W. Sahara Avenue.
05/10/94	A business license (B03-0089) was issued for a bank at 2700 W. Sahara Avenue. The license is still active.
10/08/97	A building permit (#97020578) was issued for a new parking garage and off-site improvements at 2700 W. Sahara Avenue. The permit was finaled on 01/15/98.
05/07/98	A building permit (#98009636) was issued for a trash enclosure at 2700 W. Sahara Avenue. The permit expired on 12/16/00.
08/18/04	A building permit (#25163) was issued for a wall/fence at 2700 W. Sahara Avenue. The permit was finaled on 10/14/04.

06/20/06	A building permit (#6004228) was issued for a sign at 2700 W. Sahara Avenue. The permit expired on 04/28/07.
08/01/06	A building permit (#6004992) was issued for a sign at 2700 W. Sahara Avenue. The permit expired on 04/28/07.
<i>Pre-Application Meeting</i>	
12/11/08	A pre-application meeting was held to discuss the requirements for a Site Development Plan Review for a parking lot expansion and entry remodel at 2700 W. Sahara Avenue.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was neither required nor held for this application.	
<i>Field Check</i>	
01/08/09	A field check was conducted by staff. The site contains an existing bank building in well-maintained condition. The area of the parking lot expansion is currently a large area of turf and landscaping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.22 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Bank, Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Apartments	SC (Service Commercial) and H (High Density Residential)	R-4 (High Density Residential)
East	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Offices and Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<i>Special Area Plan</i>			
Rancho Charleston Land Use Study	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<i>Special Purpose and Overlay Districts</i>			
A-O Airport Overlay District (200 Feet)	X		Y
<i>Trails</i>		X	N/A
<i>Rural Preservation Overlay District</i>		X	N/A
<i>Development Impact Notification Assessment</i>		X	N/A
<i>Project of Regional Significance</i>		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	140,162 SF	Y
Min. Lot Width	100 Feet	235 Feet	Y
Min. Setbacks			
• Front	20 Feet	75 Feet	Y
• Side	10 Feet	78 Feet	Y
• Corner	15 Feet	25 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50%	14.3%	Y
Max. Building Height	N/A	Existing	Y*
Trash Enclosure	Gated, Roofed	Existing	Y*
Mech. Equipment	Screened	Existing	Y*

**No new structures are proposed as part of this review.*

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	6 Trees	6 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	9 Trees	7 Trees	N*
TOTAL		15 Trees	13 Trees	N*
Min. Zone Width	15 Feet adjacent to Sahara Avenue		5 Feet	Y**
Wall Height	No Wall Required		None	Y

**A condition has been added to require a minimum of nine, 24-inch box size trees in the required landscape buffer area, as required by Title 19.12.*

***The applicant is requesting a Waiver to allow a five-foot landscape buffer where 15 feet is required.*

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>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution, General	15,908	1:200	294	8	295	8	Y
Office, Other Than Listed	66,725	1:300					
TOTAL			295	8	295	8	Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Five-foot landscape buffer	15-foot landscape buffer	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 26-space parking lot expansion and main entry plaza remodel with a Waiver of the Landscape Buffer standard to allow a 5-foot landscape buffer along the south perimeter where 15 feet is required on 3.22 acres at 2700 West Sahara Avenue. Staff is recommending approval of this request as the additional parking will bring the subject site into compliance with current Title 19.04 parking requirements while having a minimal impact on the overall site.

- Zoning**

The subject site has a current General Plan land use 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 has an existing zoning designation of C-1 (Limited Commercial). 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 Financial Institution and Office uses associated with the subject site are permissible uses within the C-1 (Limited Commercial) zoning district and are allowed by the SC (Service Commercial) General Plan designation.

- **Site Plan**

The site plan depicts a remodeled plaza area and front entryway, along with a 26-space parking lot extension into a large turf area at the front (south) end of the subject site, adjacent to Sahara Avenue. The plaza remodel will facilitate access from the new parking area to the bank and office building. The proposed parking lot will add 26 parking spaces to the site, but the applicant is also proposing to bring existing handicap parking spaces into compliance with the current requirements of Title 19.10, which will result in the loss of four parking spaces in the existing parking lot to accommodate additional access aisles. The overall net result will be an additional 22 parking spaces on the subject site, bringing the total number of on-site parking spaces to 303, with eight of those spaces being handicap accessible. This will bring the site into compliance with the current parking requirements of Title 19.04.

- **Landscape Plan**

The landscape plan indicates that two types of trees, the Rio Grande Ash and the Chinese Pistache, each a minimum 24-inch box size, will be used throughout the proposed parking lot area. There are an adequate number of parking lot trees to meet the minimum requirements of Title 19.10, but not enough trees in the landscape buffer along the south perimeter to meet the minimum requirements of Title 19.12. A condition has been added to require an additional two trees within the buffer area to meet the requirement of one tree for every 20 lineal foot of planter. There are numerous shrubs listed on the plan that are adequate in size and quantity to meet the minimum requirements of Title 19.12. In addition, the applicant is proposing shrubs which will create a low hedge, approximately 36 inches high, around the lot to screen it from the right-of-way.

- **Waiver**

The applicant is requesting a Waiver of the landscape buffer standards to allow a five-foot buffer where 15 feet is required along the south perimeter of the proposed parking lot. Although there is a landscape buffer along the south perimeter that appears to meet the minimum 15-foot width requirement, only five feet of the buffer width is located on the subject site, with the remainder located within the right-of-way; therefore, the Waiver request is necessary. Staff finds that the request is minor in nature, and is recommending approval of the Waiver request.

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 high density 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 Financial Institution and Office uses associated with the subject site are permissible uses within the C-1 (Limited Commercial) zoning district and are 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;**

Site access will not change, with an existing driveway to Sahara Avenue, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and two existing driveways to Paseo Del Prado, designated as a 60-foot Local Street by the Master Plan of Streets and Highways. Site circulation and access are adequate for the existing uses 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;

Landscape materials are appropriate for the area and the city, and are adequate to meet the minimum requirements of Title 19, with the condition added for additional trees in the south landscape buffer.

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;

No new buildings are proposed as part of the Site Development Plan Review. The remodeled plaza area will facilitate access to the new parking area, and is not unsightly or obnoxious in appearance.

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 condition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 3

NOTICES MAILED 258 by City Clerk

APPROVALS 2

PROTESTS 9