



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 1, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-33023 - APPLICANT/OWNER: LOCAL UNION 525

**** CONDITIONS ****

The Planning Commission (6-0-1/gt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-0113-00), Variance (VAR-33025) and Site Development Plan Reviews (SDR-1171 and SDR-2338) 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 01/13/09, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.
5. An Exception from Title 19.10 is hereby approved, to allow two parking lot trees and islands where six are required.
6. The existing perimeter chain link fence shall be removed prior to a final inspection. If replaced, the wall shall meet all minimum requirements of Title 19.12.075.
7. 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: shrubs are required at a ratio of four, five-gallon shrubs for every required tree, resulting in a requirement of 76 five-gallon shrubs in the perimeter and parking lot landscape planters.

8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Solar panels shall not project more than 40 inches above the roof plane of the building, per Title 19.04.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. 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.

18. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 16,000 square-foot addition to an existing 35,286 square-foot building and a proposed 22,000 square-foot building with a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required on 4.41 acres at 750 Leigon Way. A companion Variance (VAR-33025) has been submitted to allow 285 parking spaces where 316 are required. The additional building area will be utilized as classroom and laboratory space to accommodate projected student growth for the training facility. Staff recommends approval of the request as the proposed improvements will result in a site that is fully developed, will provide a benefit to the community and is compatible with the surrounding residential and commercial uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/11/01	The City Council approved a Rezoning (Z-0113-00) from R-E (Residence Estates) to C-1 (Limited Commercial) on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way. Planning Commission recommended approval.
12/05/02	The Planning Commission approved, with final action, a request for a Site Development Plan Review (SDR-1171) for a 32,580 square-foot training facility on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way.
06/26/03	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-2338) for a proposed second floor addition to an approved training facility on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way.
02/26/09	The Planning Commission recommended approval of companion item VAR-33025 concurrently with this application. The Planning Commission voted 6-0-1/gt to recommend APPROVAL (PC Agenda Item #42/sg).

<i>Related Building Permits/Business Licenses</i>	
03/11/03	A building permit (#3004769) was issued for a new building for certificate of occupancy at 750 Leigon Way. The permit was finaled on 10/22/03.
03/11/03	A building permit (#3004768) was issued for on-sites and hardscapes at 750 Leigon Way. The permit expired on 01/31/04.

04/04/03	A building permit (#3006733) was issued for on-site sewer/water/fire lines at 750 Leigon Way. The permit expired on 03/20/04.
07/15/03	A building permit (#3014771) was issued for a pipe trellis at 750 Leigon Way. The permit was finaled on 01/27/04.
07/25/03	A building permit (#3015967) was issued for a sign (tag #07051) at 750 Leigon Way. The permit was finaled on 02/19/04.

<i>Pre-Application Meeting</i>	
12/24/08	A pre-application meeting was held to discuss the requirements of an application for a Site Development Plan Review and parking Variance related to a building addition to an existing Trade School facility.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was neither required nor held for this application.	

<i>Field Check</i>	
01/21/09	A field check was conducted by staff. The site contains an existing union hall and training facility on the northern half of the site. The southern half of the site is vacant land surrounded by an unpermitted chain link fence topped with barb wire.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.41 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Union Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	SC (Service Commercial)	R-CL (Single Family Compact-Lot)
South	Union Hall and Training Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
West	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	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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	192,678 SF	Y
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front	20 Feet	150 Feet	Y
• Side	10 Feet	46 Feet	Y
• Corner	15 Feet	86 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50%	24%	Y
Max. Building Height	N/A	37 Feet	Y
Trash Enclosure	Roofed, Gated	Existing	Y
Mech. Equipment	Screened	Not Indicated	N*

**A condition has been added to require screening of all mechanical equipment in compliance with Title 19.08, and that the solar panels depicted in the elevations do not project more than 40 inches above the roof surface, in compliance with Title 19.04.*

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	111 Feet	146 Feet	Y
Adjacent development matching setback	10 Feet	86 Feet	Y
Trash Enclosure	50 Feet	254 Feet	Y

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	6 Trees	2 Trees	N*
Buffer:				
Min. Trees				
South	1 Tree / 30 Linear Feet	11 Trees	15 Trees	Y
East	1 Tree / 30 Linear Feet	11 Trees	Zero Trees	N**
West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL				Y or N
Min. Zone Width				
South	8 Feet		8 Feet	Y
East	8 Feet		Zero Feet	N**
West	15 Feet		15 Feet	Y
Wall Height	No walls are required		None Indicated	Y

**The applicant is requesting an Exception to allow two parking lot trees where six are required.*

***The applicant is requesting a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.*

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	18 Staff members, plus 280 students	1 Space / staff member, plus 1 space / every 2 students	308	8	277	8	N*
TOTAL			316		285		N*
Percent Deviation					10%		N*

**The applicant has submitted a Variance (VAR-33025) to allow 285 parking spaces where 316 are required. The request represents a 10% deviation.*

Waivers		
Request	Requirement	Staff Recommendation
To allow a zero-foot landscape buffer along the east perimeter	Eight feet	Approval

Exceptions		
Request	Requirement	Staff Recommendation
To allow two parking lot trees	Six trees	Approval
To allow two parking lot islands	Six islands	Approval

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 16,000 square-foot addition to an existing 35,286 square-foot building and a proposed 22,000 square-foot building with a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required on 4.41 acres at 750 Leigon Way. A companion Variance (VAR-33025) has been submitted to allow 285 parking spaces where 316 are required. The additional building area will be utilized as classroom and laboratory space to accommodate projected student growth for the training facility. Staff recommends approval of the request as the proposed improvements will result in a site that is fully developed, will provide a benefit to the community and is compatible with the surrounding residential and commercial uses.

- **Sustainability**

In September of 2008, the City of Las Vegas adopted an initiative to promote sustainability within the community, to include recycling, the use of alternative energy and fuels, and the use of green building practices. The proposed project supports this initiative as it is projected to be certified at the gold level under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The proposed building will include a structure to provide shading for windows on the east and west elevations, and also for a courtyard at the center of the building. The courtyard shading will be provided by solar panels that will be attached to the structure and will help to reduce the requirement for energy created by burning fossil fuels.

- **Zoning**

The subject site is located within the Southeast Sector Plan of the General Plan and has a land use designation of SC (Service Commercial), which allows 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 zoned C-1 (Limited Commercial) district, which 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.

- **Site Plan**

The existing building will remain, with an addition and a new building to be added to the south on what is currently a parking area and undeveloped land. Between the addition and the new building, a large outdoor courtyard is proposed. A covered balcony structure is also proposed on the east side of the existing building, but will not result in any increase in enclosed, habitable floor area. Parking for the site consists of existing surface parking to the north and west of the existing building, additional surface parking to the west of the proposed building, and two levels of subterranean garage parking located under the proposed building. In all, the site will have a total of 285 parking spaces where 316 spaces are required. A companion Variance (VAR-33025) has been submitted to accommodate the reduced parking available; staff is supporting the request as the parking requirement is based on the number of staff and students at the maximum capacity of the facility, while classes will be staggered, and occur throughout the day. Site circulation is adequate, with access to Leigon Way via two driveways, one existing and one proposed, as well as an existing driveway onto Harris Avenue. Harris Avenue is a 60-foot Collector, while Leigon Way is a 60-foot Local street, as designated by the Master Plan of Streets and Highways, and will be adequate to accommodate the increase in traffic. There is an existing chain link fence, topped with barb wire, surrounding the undeveloped portion of the subject site; a condition has been added to require the removal of the fence. If replaced, the wall shall meet the minimum standards of Title 19.12.075.

- **Landscape plan**

The landscape plan indicates the use of Chilean Mesquite and Blue Palo Verde in perimeter landscape buffers, planted at 20 feet on-center. Chitalpa trees are to be used in the parking lot and along the west side of the proposed building. All trees are listed at a minimum 24-inch box size. Shrubs are required at a ratio of four, five-gallon shrubs for every required tree, resulting in a requirement of 76 five-gallon shrubs to meet the minimum Title 19.12 standards. The plan indicates the use of 49 large Ocotillo cacti and five Red Yucca shrubs of a one-gallon size. A condition has been added to require that the correct number and size of shrubs in required planting areas. The applicant has requested a Waiver to allow a zero-foot landscape buffer along the east perimeter where eight feet is required; this Waiver can be supported as the properties to the east are commercial properties, and will not be visible from the public right-of-way. The applicant has also requested an Exception to allow only two parking lot trees and islands where six are required. Staff can support this request as the applicant is providing additional trees in the south perimeter landscape buffer, as well as interior planter areas along the building on the west side.

- **Elevations**

The submitted elevations indicate that the addition and new building will be two story structures with a maximum height of 36 feet, 2 inches, not including the solar panels, which are permitted to extend an additional 40 inches above the roof surface, per Title 19.04. The addition is shown in the same materials and colors as the existing building to the north. The shown with a stucco exterior of a dark reddish color on the east and west sides, and painted pre-cast concrete slab walls on the north and south sides, with aluminum window frames. The shade structure is shown as a skeleton constructed of pipe, with painted perforated metal to provide shade for the windows. Between the addition and the new building are two bridges at the second floor level, each constructed of painted concrete panels, with translucent concrete walls that will allow filtered light to pass through the material. The proposed materials and colors will be compatible with the existing structures on the site, as well as the surrounding residential and commercial properties.

- **Floor Plan**

The floor plans show two levels of subterranean garage parking, which will provide 128 parking spaces. The addition will have approximately 16,000 square feet of floor area containing four laboratory spaces, two instructor workrooms, four offices, storage and restrooms. The new building is approximately 22,000 square feet and contains seven classrooms, additional laboratory spaces, offices and restrooms.

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 proposed development will expand the existing use, which is compatible with adjacent development in the area, and result in a fully developed site.

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 generally consistent with Title 19, except as noted for the parking Variance (VAR-33025) and landscape Waiver and Exception.

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

Site circulation is adequate, with access to Leigon Way via two driveways, one existing and one proposed, as well as an existing driveway onto Harris Avenue. Harris Avenue is a 60-foot Collector, while Leigon Way is a 60-foot Local street, as designated by the Master Plan of Streets and Highways, and will be adequate to accommodate the increase in traffic.

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

The building materials are appropriate for the area and for the city. Landscape materials are appropriate in size and quantity, with the added condition concerning shrubs in the required planter areas.

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

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 355 by City Clerk

APPROVALS 0

PROTESTS 1