



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: APRIL 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: NEVADA HEALTH CENTERS - OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-407966	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-40766 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-136-94) and Plot Plan Review [Z-0136-94(1)] 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 01/20/11, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)11 is hereby approved, to allow 15 trees within the Parking Lot where 18 trees are required.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Installed landscaping shall not impede visibility of any traffic control device.
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.
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 luminaries. 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. Construct all incomplete half-street improvements (sidewalk) adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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16. All private improvements and landscaping 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.
17. The proposed new driveways accessing this site from Lake Stella Lake Street and Mount Mariah Drive are hereby approved as deviations from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
18. 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.
19. Site development to comply with all applicable conditions of approval for Z-136-94, the Las Vegas Enterprise Park (Commercial Subdivision) and all other subsequent site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

A two-story, 30,800 square-foot Medical Office is proposed on a 2.39-acre portion of an undeveloped 6.07-acre lot generally located at the southeast corner of Stella Lake Street and Mount Mariah Drive. The 17,500 square-foot first floor Medical Office will provide 14 exam rooms and features a 1,800 square foot garage that houses a mobile mammogram vehicle. The second story 11,500 square foot Office will provide ancillary space to support the Medical Office administrative needs. The proposed Medical Office is intended to meet the growing demand for health services to both the surrounding neighbors and the Las Vegas Valley and provide a station for a mobile mammogram vehicle. The proposed development is in compliance with the 19.08.050 Commercial Development Standards for the CP-B (Planned Business Park) zoning district and has received approval from the Las Vegas Enterprise Park Architectural Review Committee. The proposed Medical Office is harmonious and compatible with the surrounding area and provides a needed use to the neighborhood; therefore, staff is recommending approval of this application. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site.

ISSUES

- The proposed 30,800 square foot Medical Office is located on the 2.39-acre, northwest portion of a 6.07-acre site in the Las Vegas Enterprise Park.
- The applicant received approval from the Las Vegas Enterprise Park Architectural Review Committee on 01/20/11

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved an application to Rezone (Z-0136-94) the subject site as part of a larger request from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission recommended approval.
09/14/95	The Planning Commission approved a Plot Plan Review [Z-0136-94(1)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-0136-94(3)] for an enterprise business park, which includes the subject property. The Planning Commission recommended approval. The Extension of Time expired on 12/21/96.

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11/05/03	The City Council approved applications for a Special Use Permit (SUP-2909) and a Site Development Plan Review (SDR-2908) for a recording studio and for television broadcasting and other communication services adjacent to the west side of Martin L King Boulevard, approximately 330 feet north of Wheeler Peak Drive. The Planning Commission and staff recommended approval. The Las Vegas Enterprise Park Architectural Review Committee reviewed and approved the site plan on 08/20/03.
06/15/05	The City Council approved a Site Development Plan Review (SDR-6519) for a proposed three-building, 27,672 square-foot corporate Office and Bank center adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive. The Planning Commission recommended approval. The application expired on 06/15/09.
10/07/09	The City Council approved a Site Development Plan Review (SDR-35380) for a proposed 7,600 square-foot Government Facility (Fire Station) and a related Variance (VAR-35381) to allow 18 parking spaces where 26 parking spaces are required on a 1.54 acre portion of a 6.06 acre lot at 1888 Stella Lake Street. The Planning Commission and staff recommended approval.
03/08/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 13/mh).

Most Recent Change of Ownership

10/05/95	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

09/24/10	The Building Plan Check (#39705) has been processed for a proposed 7,600 square-foot Government Facility (Fire Station #106) at 1888 Stella Lake Street. No Building Permits have been issued, pending the completion of the required Civil Plans (L-Civil #36530).
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Pre-Application Meeting

01/12/11	The submittal requirements for a Site Development Plan Review were discussed. The applicant was notified of both the Title 19.08.050 Commercial Development Standards and the Las Vegas Enterprise Park Development Requirements and that approval from the Architectural Review Committee must be obtained prior to submitting for the Site Development Plan Review.
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Neighborhood Meeting

A neighborhood meeting is not required for this type of request, nor has one been held.	
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Field Check	
01/26/11	A Field Check was performed by staff with the following observations made: The subject site has been graded with offsite improvements in place.

Details of Application Request	
Site Area	
Gross Acres	6.06
Net Acres	2.39

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Offices	LI/R (Light Industrial / Research)	C-1 (Limited Commercial)
South	Warehouse	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
West	Metro Substation	PF (Public Facilities)	C-PB (Planned Business Park)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Las Vegas Enterprise Park	X		Y
West Las Vegas Plan	X		Y
A-O Airport Overlay District – 105 Feet	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

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DEVELOPMENT STANDARDS

Pursuant to 19.08.050, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	965 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	10 Feet	75 Feet	Y
• Corner Side	10 Feet	25 Feet	Y
• Rear	15 Feet	241 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	Five Stories/ 85 Feet	42 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	18 Trees	15	N
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	28 Trees	28 Trees	Y
	1 Tree / 30 Linear Feet	21 Trees	24 Trees	Y
TOTAL		49 Trees	52 Trees	Y
Min. Zone Width				
West	15 Feet		25 Feet	Y
South	8 Feet		10 Feet	Y
East	8 Feet		10 Feet	Y
North	15 Feet		15 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Stella Lake Street	NA	N/A	60	NA
Mount Mariah Drive	NA	N/A	60	NA

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Pursuant to Title 19.04 and 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	
Medical Office	17,500 SF	1:200 SF for first 2,000 SF; 1:175 SF for remaining GFA	99				
Office, Other Than Listed	11,500 SF	1:300 SF	39				
TOTAL SPACES REQUIRED			138		149		Y
Regular and Handicap Spaces Required			133	5	144	5	Y
Loading Spaces	30,000 SF – 50,000 SF	Three 15'W x 25'L Loading Spaces (1,125 SF)		1,800 SF internal loading area w/ 516 SF external loading space		Y	

Exceptions		
Requirement	Request	Staff Recommendation
Title 19.12.040(B) – Minimum of one tree provided per six uncovered parking spaces for a total of 18 trees within the center parking lot.	To allow 15 trees within the center parking lot.	Approval

ANALYSIS

The subject site for the proposed development consists of a 2.39 acre portion of the 6.01 acre parcel. The applicant is in the process of taking ownership of the subject site from the City of Las Vegas.

Per Title 19.04, a Medical Office requires one space per 200 square feet of gross floor area for the first 2,000 square feet with one space per 175 square feet for the remaining gross floor area. The site plan depicts a total of 148 spaces, including five handicap accessible spaces. The site is primarily accessed at the north from Mount Mariah Drive, with secondary service access provided from Stella Lake Street. The site provides adequate access and circulation for pedestrians, vehicles, and delivery trucks.

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The applicant has exceeded the minimum landscaping requirements with respect to the overall tree count, spacing and buffer widths throughout the site with the exception of the central parking lot. There are 15 trees provided where a total of 18 trees are required; this deficiency is caused by the proposed walkway that runs through the center of the parking lot. Staff supports the alternative design, as it provides a suitable amount of parking shade while also providing an accommodation for pedestrian access that exceeds Code requirements. The proposed development has a sufficient amount of landscaping for the overall site and is appropriate for the subject development.

The elevations are well articulated by the use of variations in height, massing and a variety of colors. The materials include a stacked stone veneer and a smooth stucco finish. The elevations and materials proposed are appropriate and harmonious with the surrounding business park.

The proposed project is consistent the Las Vegas Enterprise Park Covenants, Conditions, and Restrictions, and has obtained approval from the Las Vegas Enterprise Park Architectural Review Committee on 01/20/11. Staff recommends approval of this request. If denied, the applicant will be unable to move forward with the proposed development as submitted.

FINDINGS (SDR-40766)

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 two-story, 30,303 square-foot building is compatible in use, appearance, and scale with the adjacent development in the area and the permitted use within the Las Vegas Enterprise Park.

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 project is consistent with the General Plan and the Las Vegas Enterprise Park Covenants, Conditions, and Restrictions. The project has obtained approval from the Las Vegas Enterprise Park Architectural Review Committee. The development complies with the Commercial Development Standards as listed in Title 19.08.050. The proposed development seeks an exception from Title 19.10.010(J)11 Parking Lot Landscaping requirements to allow 15 trees within the central parking lot where 18 trees are required. Staff supports this request as the applicant has proposed an alternative design that provides a pedestrian corridor through the parking lot that creates more useful shade and safety for those walking from their vehicles to the building.

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

The site is accessed primarily from Mount Mariah Drive with secondary service access provided from Stella Lake Street. The existing street network is adequate to serve the proposed uses. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building materials provide an interesting contrast between the stacked stone veneer and the smooth stucco finish painted muted desert earth tones. When combined with the desert-appropriate landscaping, the overall appearance of the development contributes to the unique identity of the Las Vegas Enterprise Park while meeting all requirements of Title 19, and the Las Vegas Enterprise Park Development Guidelines.

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 submitted building elevations for the proposed development depict an orderly and aesthetically pleasing environment. The arrangement of the building's massing, the utilization of contrasting materials, and the placement of the desert landscaping create a harmonious and orderly development that is compatible with the surrounding environment.

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

The proposed two-story, 30,800 square foot Medical Office will be subject to inspection by the City during both the building construction stages and the following business licensing process, and will not compromise the health safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

196 (By City Clerk)

APPROVALS

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PROTESTS

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