



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: OCTOBER 19, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: EMERALD RE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-42682	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-42682 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0068-71) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 and landscape plan date stamped 08/16/11, and building elevations date stamped 07/28/11, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero landscape buffer along the west and north perimeter where an eight-foot wide landscape buffer is 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 08/16/11. 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 Department of Building and Safety.
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 19.08.040.
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. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.

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16. All landscaping and private improvements 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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all new private improvements, if any, in the West Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. The east driveway shall be ingress only. The west driveway shall be egress only with appropriate joint access agreements between the two adjoining parcels, unless the applicant demonstrates to the satisfaction of the City Traffic Engineer that such restrictions are infeasible.
19. 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 drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to demolish a vacant 5,864 square-foot office building and replace it with a new single-story, 4,939 square-foot medical building at 2400 W. Charleston Boulevard. This project meets the setback and parking requirements outlined in Title 19. Staff supports the application request, as it conforms to the General Plan and overlay for the area. If the application is denied, the existing building will remain and no new construction could take place.

ISSUES

- A Waiver is required to allow a zero-foot landscape buffer along the west and north perimeters where eight feet is required. Staff supports the request since an existing access easement along the west and north perimeter prevents the applicant from meeting the required landscape buffer standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/25/68	The City Council approved a Variance (V-0012-68) for a 10 bed rest home with parking in the front and to allow no six-foot tall block wall where one is required at 2400 West Charleston Boulevard. The Planning Commission recommended denial and staff recommended approval.
04/15/70	The City Council approved Rezoning (Z-0016-70) from R-E (Residential Estates) to C-D (Designed Commercial) at 2400 West Charleston Boulevard. Staff recommended approval. Expired six months later without being exercised.
11/17/71	The City Council approved Rezoning (Z-0068-71) from R-E (Residential Estates) to C-D (Designed Commercial) at 2400 West Charleston Boulevard. Staff recommended approval.
06/19/02	The City Council approved General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from: SC (Service Commercial) to: O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) as recommended in the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission and staff recommended approval.
09/13/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 30/yk).

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<i>Most Recent Change of Ownership</i>	
07/13/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/17/09	A Business License (B05-00170-2-007110) was issued for a Beauty Shop at 2400 West Charleston Boulevard. Expired 03/24/11.

<i>Pre-Application Meeting</i>	
07/19/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review application. A Waiver for perimeter landscape buffer widths and an Exception for the number of perimeter and parking lot trees are required.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
08/04/11	Staff conducted a field visit to the site and found a vacant building. The property was clean and being maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.17

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
North	Parking, Commercial	O (Office)	P-R (Professional Office and Parking)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial) and P-R (Professional Office and Parking)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Office, Medical or Dental	O (Office) and SC (Service Commercial)	C-D (Designed Commercial) and C-1 (Limited Commercial)
West	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		N/A
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Unified Development Code Title 19.00.100 (C) and Title 19.08.050 (C), the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	165 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	30 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	25 Feet	245 Feet	Y
Max. Lot Coverage	30 %	9.4 %	Y
Max. Building Height	20 Feet	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/Trellis	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to Unified Development Code Title 19.00.100(C) and Title 19.12.040 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 30 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 30 Linear Feet	11 Trees	0 Trees	N
TOTAL PERIMETER TREES		34 Trees	17 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	21 Trees	21 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	15 Feet		25 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		0 Feet	N

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, 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	
Office, Medical or Dental	4,939 SF	1 per 200 SF up to 2,000 SF, plus 1 for each additional 175 SF	27				
TOTAL SPACES REQUIRED			27		71		Y
Regular and Handicap Spaces Required			25	2	65	6	Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide an 8-foot wide landscape buffer along the west perimeter.	To provide a zero-foot landscape buffer along the west perimeter.	Approval
To provide an 8-foot wide landscape buffer along the north perimeter.	To provide a zero-foot landscape buffer along the north perimeter.	Approval

ANALYSIS

Development conforms to all C-D (Designed Commercial) requirements. As the site is zoned C-D (Designed Commercial), the old Title 19 C-D (Designed Commercial) requirements apply until the site is rezoned. The site has ample parking and the applicant is providing twice the number of handicap parking spaces than Title 19.12 requires for an Office, Medical or Dental use. The existing parking lot will be restriped and include additional landscaping to bring the parking lot up to current Title 19 design standards.

The parcel has two existing cross access easements, one along the entire west perimeter and one along the entire north perimeter. These easements prohibit the applicant from installing the required eight-foot wide landscape buffers along these two perimeters. The applicant has requested waivers from these standards and staff supports the request due to the conditions of the site. The applicant has also relocated the trash enclosure to the center of the parking lot and is bringing it up to current Title 19 development standards.

The proposed building is a 20-foot tall, single-story modern design with a flat roof. The façade will be covered with stucco and painted with earth tone colors in two shades. The roof will be framed with a molded cornice painted in a lighter earth tone to complement the overall style of the design.

The project meets Goal 2 of the Reurbanization Section of the Las Vegas 2020 General Plan which states: "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation." The project also meets all development requirements outlined in the Rancho/Charleston Land Use Study. For these reasons, staff supports the requested application.

FINDINGS (SDR-42682)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

YK

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1.The proposed development is compatible with adjacent development and development in the area;

The proposed Medical Office development is compatible with the adjacent development and development in the 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;

The site is consistent with the General Plan, Unified Development Code Title 19.00.100(C) and Title 19.12.040, and other duly-adopted city plans, policies and standards with exception of the requested Waivers, which are supported by staff.

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

The site is accessed from Charleston Boulevard, a 100-foot Primary Arterial. The site access and circulation do not impact the adjacent roadways or neighborhood traffic and it is within an existing commercial property.

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

The proposed building and landscaping material is appropriate for the area and for the City.

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, architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance. They create an orderly and aesthetically pleasing environment and are harmonious and 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.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 148 (By City Clerk)

APPROVALS 1

PROTESTS 8