

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 25, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-34462 - APPLICANT/OWNER: UNITED STATES OF MEXICO**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0072-86) 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 05/11/09, and landscape plan date stamped 05/28/09, except as amended by conditions herein.
4. A Waiver from the Las Vegas Downtown Centennial Plan Setback Standards is hereby approved, to allow approximately 50% of the first story façade to align along the front property line where 70% 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.
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. 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).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; comply with the recommendations of the City Surveyor.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing pavement damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. The proposed gated entries shall remain fully open during normal business hours; the installation of swing gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
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.
17. Landscape and maintain all unimproved right-of-way on Hoover Avenue and 6th Street adjacent to this site. 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.

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18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Hoover Avenue and 6th Street public right-of-way adjacent to this site prior to occupancy of this site.
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 subject site consists of two parcels, one of which is undeveloped and the other containing an existing 9,979 square-foot two-story office building located at the northeast corner of Hoover Avenue and 6th Street. The applicant is proposing to place a 3,129 square-foot addition at the northeast corner of the existing building where an existing parking lot is located, to enclose an existing 77-square-foot stairwell at the southeast corner of the building for a total of 3,206 square feet in additional floor space, and to place a 26-space parking lot with associated landscaping south of the existing building. This proposal meets all of the Downtown Centennial Plan Downtown South District requirements, with the exception of the Waiver requested. If this application is denied the subject site will remain in its current configuration.

Issues

- Staff can support the Waiver requested as the placement of the proposed addition maximizes the existing site layout and proposed parking. Additionally, the applicant has provided covered parking stalls adjacent to 6th Street and a portion of Hoover Avenue which mimic the architecture of the existing building and provides an edge to the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
02/22/73	The Board of Zoning Adjustment approved a Variance (V-0004-73) to allow a four-foot setback on the north perimeter where five feet is required; to allow a zero-foot setback on the south perimeter where seven feet is required; and to allow a zero-foot front yard setback where 10 feet is required at 823 South 6 th Street.
10/15/86	The City Council approved a request for a Rezoning (Z-0072-86) from R-4 (High Density Residential and Apartment) and C-1 (Limited Commercial) to C-1 (Limited Commercial) at 823 and 829 South 6 th Street.
07/24/03	The Planning Commission accepted a withdrawal without prejudice of a Request for a Rezoning (ZON-2581) from C-1 (Limited Commercial) to R-5 (Apartment); a Special Use Permit (SUP-2584) for a proposed 12,962 square-foot Halfway House, Criminal to be located within existing buildings and a Site Development Plan Review (SDR-2583) for a proposed 12,962 square-foot, 126-bed, Halfway House, Criminal to be located within existing buildings on 0.5 acres at 823 and 829 South 6 th Street.

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01/21/09	A deed was recorded for change of ownership on APNs 139-34-410-204 and 205.
<i>Related Building Permits/Business Licenses</i>	
c. 1960	An office building was constructed at 823 South 6 th Street.
07/28/04	A building permit (#04018605) was issued for the demolition of an existing building at 829 South 6 th Street. The permit expired 01/29/05 without receiving final approval.
12/15/05	A business license (#Q13-00414) was issued for a law firm at 823 South 6 th Street. The license was marked out of business 05/23/08.
<i>Pre-Application Meeting</i>	
04/24/09	A pre-application meeting was held with the applicant where the following information was discussed: • Requirements of the Downtown Centennial Plan (Downtown South) Special Planning area for site design. A copy of the Downtown South development standards was given to the applicant. • Streetscape design standards for Hoover Avenue and 6th Street. • The submittal requirements for a Site Development Plan Review. • The provision of required information necessary to be shown on the site plan.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
05/21/09	A field check was conducted by staff with the following observations: • The subject site contains an existing vacant office building on 6th Street, approximately 75 feet north of Hoover Avenue and an undeveloped lot immediately adjacent to the northeast corner of Hoover Avenue and 6th Street. • An existing parking lot was noted at the northeast corner of the building, where the proposed 2,855 square-foot addition will be placed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.48

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office/Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	
South	Office	C (Commercial)	C-1 (Limited Commercial)
East	Office	C (Commercial)	R-4 (High Density Residential)
	Office/Parking	C (Commercial)	C-1 (Limited Commercial)
West	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Downtown South District)		X	N
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
Live/Work Overlay District	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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	21,015 SF	N/A
Min. Lot Width	N/A	149 Feet	N/A
Min. Setbacks			
• Front	Zero Feet for Min. 70%	Zero Feet for Min. 50%	N
• Side	Zero Feet	6 Feet	Y
• Corner	Zero Feet	64 Feet	Y
• Rear	Zero Feet	Zero Feet	Y
Max. Lot Coverage	N/A	37.6%	N/A
Max. Building Height	N/A	27 Feet	N/A
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to the Downtown Centennial Plan, the following landscape 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	5 Trees	6 Trees	Y
	10 SF of Landscape Surface Area For Each Parking Space	260 SF	927 SF	Y
TOTAL		5 Trees	6 Trees	Y
Parking Lot Screening:	Downtown Centennial Plan Fence		Downtown Centennial Plan Fence	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Street (6th Street)	Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache shade trees; 36-inch box trees spaces at 30-foot intervals	Shoestring Acacia shade trees; 36-inch box trees at 20-foot intervals and existing mature Mexican Fan Palms at 10-30 foot intervals	Y
East/West Street (Hoover Avenue)	Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache shade trees; 36-inch box trees spaces at 15 to 20-foot intervals	Shoestring Acacia shade trees; 36-inch box trees at 20-foot intervals	Y

Pursuant to Title 19.06.060, properties within the Downtown Centennial Plan area are exempt from the automatic application of standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan Review. The parking requirements of Title 19.04 are provided for reference only:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	13,185 SF	1 / 300 SF	42	2	24	2	

TOTAL			44	26	Y
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Waivers		
Requirement	Request	Staff Recommendation
70% of the first story façade shall align along the front property line.	To allow approximately 50% of the first story façade to align along the front property line.	Approval

ANALYSIS

- **Site Plan**

The site plan generally meets the requirements of Downtown Centennial Plan Downtown South District with the exception of the Waiver requested for the setback requirements. The Downtown Centennial Plan South District requires 70% of the first story façade to align along the front property line for front and corner side setbacks. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement. The applicant is proposing a 3,206 square-foot addition which will be placed at the rear of the existing building, at the northeast corner of the site; however based on the setback requirements of the Downtown Centennial Plan Downtown South District the addition should be placed immediately adjacent to the corner of Hoover Avenue and 6th Street. The proposed layout maximizes parking provided, and the first six parking spaces adjacent to 6th Street and Hoover Avenue will be covered by an arcade that mimics the architecture of the existing building. This will create an edge to the site and will carry the building lines to the corner of the site; therefore, staff can support the Waiver requested. The remainder of the site satisfies the Downtown Centennial Plan Downtown South District site planning standards.

- **Landscape Plan**

The submitted landscape plan is compliant with the requirements of the Downtown Centennial Plan Downtown South District requirements. Seven, 36-inch box Shoestring Acacia shade trees are provided at 20 feet on-center with requisite tree grates along Hoover Avenue, while two 36- inch box Shoestring Acacia shade trees are provided at 30 feet on-center with requisite tree grates along 6th Street. Staff notes that there are three existing mature Mexican Fan Palms 10 to 30 feet on-center within the amenity zone adjacent to the existing building, where the Downtown Centennial Plan Downtown South District requires 36-inch box shade trees 30 feet on center. The applicant has requested that these trees remain in their current configuration, and staff can support this request as the existing trees and streetscape improvements in front of the existing building will not be altered, with the exception of additional concrete to be poured to create a 10-foot wide sidewalk.

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- **Elevations**

The elevations depict the existing single-story building and proposed addition utilizing painted stucco veneer, pre-fabricated columns with tile bases, tile wall accents, and a clay barrel S-tile roof. The proposed building complies with the Architectural Design Standards of the Las Vegas Downtown Centennial Plan.

- **Floor Plan**

The floor plans submitted depict a typical two-story public office layout, with a large waiting room and service counter on the first floor, several offices, meeting rooms, documentation storage rooms and restrooms spread throughout the building. Two stairwells and one elevator will also be provided.

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 renovation and expansion of an existing building is compatible with 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 proposed development is consistent with the Downtown Centennial Plan Downtown South District standards with the exception of the Waiver requested. As the applicant has maximized the parking from the site and brought the lines of the building out to the street by adding covered parking stalls which mimic the architecture of the existing building, staff can support the Waiver request.

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

The subject property has vehicular access from 6th Street, an 80-foot Local Street, according to the Master Plan of Streets and Highways. Additional vehicular access is provided from a 20-foot wide public alleyway on the east side of the property, which in turn accesses Hoover Avenue and Gass Avenue, both 80-foot local Streets, according to the Master Plan of Streets and Highways. Pedestrian access is provided from 6th Street. These access points will not negatively impact adjacent roadways or neighborhood traffic.

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

The building materials consisting of stucco, clay tile and S-tile roofing are 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 building elevations and design characteristics are existing and harmonious and compatible with development in the area. The applicant will work with and enhance the existing characteristics of the building by adding embellishments such as covered porticos and clay tile accents, which will create an aesthetically pleasing environment.

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

This proposal will not impact the public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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SENATE DISTRICT 3

NOTICES MAILED 300

APPROVALS 1

PROTESTS 0