

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 13, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-34997 - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC**

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

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/25/09, except as amended by conditions herein.
3. Site Development Plan Review (SDR-3054) shall be expunged, if approved.
4. A Waiver from the Landscape Buffer requirements is hereby approved, to allow a zero-foot landscape buffer along the south property line where eight feet is the minimum required, if approved.
5. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a 2.5-foot block wall adjacent to the right-of-way where a three-foot wall is required, if approved.
6. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a three-foot landscape buffer adjacent to the right-of-way where a six-foot buffer is required, if approved.
7. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow 30 parking fingers where 42 are required, if approved.
8. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow no landscaping along the southern property line where one tree every 20 feet on-center is required, if approved.
9. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any permits.

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10. 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.
11. 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.
12. Pursuant to the Las Vegas Medical District Plan, all utilities serving new development shall be underground. Above ground utility appurtenances visible from public streets shall be screened. The existing utility boxes on-site shall be placed underground or relocated in accordance with the requirements of the Las Vegas Medical District Plan and Title 19.12.040.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards 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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18. No permanent structures or landscaping over 30 inches tall shall be constructed within the existing 20-foot Public Sewer Easement granted by Document #20040407:01657.
19. 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.
20. 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 drainageways as recommended.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z2097 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to replace an existing Temporary Parking Lot with a permanent 248-space Parking Lot, Commercial use within the Las Vegas Medical District. The applicant is requesting Waivers to allow a 2.5-foot block wall adjacent to Tonopah Drive, a three-foot landscape buffer adjacent to Tonopah Drive, no landscaping along the southern property line and less than the required number of parking fingers. If denied, the continued use of the temporary parking lot would not be allowed unless the originally entitled Site Development Plan Review (SDR-3054) is extended or a new use is proposed. The Waivers are minor in nature and mitigated by the additional landscaping added as a part of the proposed Parking Lot, Commercial use; therefore staff is recommending approval of the request.

Issues

- Staff can support the proposed Parking Lot, Commercial due to the significant upgrade of landscaping on the overall site.
- Waivers are needed due to pre-existing conditions and are minor in nature.
- Waivers are mitigated by additional provided landscaping.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a request for a Rezoning (Z-0020-97) from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment District), R-E (Residence Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres located between Alta Drive and Charleston Boulevard. The Planning Commission and staff recommended approval on 04/24/97.
06/19/02	The City Council approved a request for a Major Modification to the Las Vegas Medical District Neighborhood Plan [Z-0020-97(33)] to update and revise the plan, as a part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east, and Rancho Drive to the west. The Planning Commission and staff recommended approval on 04/11/02.
07/01/02	The Planning Commission approved a request for a Minor Site Development Plan Review [Z-0020-97(36)] to allow the reconfiguration of the parking lots within the Clark County Pinto Campus on approximately 11.6 acres generally located between Alta Drive, Shadow Lane and Desert Lane.

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11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-3054) and Waivers of the Medical District Standards for a proposed Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street. The City Council approved a request for a Petition to Vacate (VAC-3057) Valerie Street, generally located east of Tonopah Drive. The Planning Commission and staff recommended approval of the requests on 10/23/03.
01/18/06	The City Council approved a request for a Special Use Permit (SUP-10124) for a Heli-pad at 620 Shadow Lane. The Planning Commission and staff recommended approval of the request.
02/04/09	The City Council approved a request for a Required Review (RQR-32084) of an approved Site Development Plan Review (SDR-3054) for a Temporary Parking Lot and a Waiver of internal parking lot standards on 2.42 acres at the northwest corner of Tonopah Drive and Valerie Street. The Planning Commission and staff recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
10/20/04	A Building Permit (#4020695) was issued for site electrical for the parking lot. The permit was finaled on 10/20/04.
10/20/04	A Building Permit (#4020696) was issued for on-site improvements for a parking lot, which included a block wall. The permit was finaled on 07/28/05.
<i>Pre-Application Meeting</i>	
06/16/09	The following items were discussed at the pre-application meeting: • The existing 322 space Temporary Parking Lot, which was approved as Site Development Plan Review (SDR-3054). • Compliance issues with Medical District Plan requirements for a parking lot.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
07/09/09	A field check was completed on the indicated date. Planning and Development found the following items: • Staff identified the existing 322 space Temporary Parking Lot. • Staff identified the areas requested in need of Waivers and Exceptions.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.42 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Temporary Parking Lot	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use Designation]
North	Offices	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-1 (Medical Support) Las Vegas Medical District Land Use Designation]
South	Parking Lot	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Las Vegas Medical District Land Use Designation]
East	Hospital	UMC (Las Vegas Medical District)	PD (Planned Development) [MD-2 (Major Medical) Las Vegas Medical District Land Use Designation]
West	Condominiums	UMC (Las Vegas Medical District)	PD (Planned Development) [P-O (Professional Office) Las Vegas Medical District Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		N
Las Vegas Medical District	X		N
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport 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

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DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Medical District Plan and 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	42 Trees	30 Trees	N
Street Trees	1 Tree/30 Linear Feet	16 Trees	16 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	86 Trees	76 Trees	N
TOTAL		144 Trees	122 Trees	N
Min. Zone Width	6 Feet		3 Feet	N
Wall Height	3 Feet adjacent to R.O.W.		2.5 Feet	N

Pursuant to the Las Vegas Medical District Plan, the following standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Tonopah Drive	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	10-foot wide public sidewalk with 24-inch box trees spaced 30 feet on center near the curb with tree grates; Landscape buffer area to contain 24-inch box trees spaced 20 feet on center; Street furniture shall be required as part of streetscape improvements	Y

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	
Parking Lot, Commercial			0	0	241	7	
TOTAL					248		N/A

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Waivers & Exceptions		
Requirement	Request	Staff Recommendation
Eight-foot landscape buffer is required along the south property line	Zero-foot landscape buffer along the south property line	Approval
Three-foot wall is required adjacent to the right-of-way	2.5-foot wall adjacent to the right-of-way	Approval
Six-foot landscape buffer is required adjacent to the right of way	Three-foot landscape buffer adjacent to the right-of-way	Approval
One tree for every six parking spaces (42 required)	To allow less than one tree for every six parking spaces (30 provided)	Approval
One tree every 20 feet on-center is required along the south property line	Zero trees provided along the south property line	Approval

ANALYSIS

The subject site consists of an existing 322-space Temporary Parking Lot, which was approved as Site Development Plan Review (SDR-3054) at the 11/19/03 City Council meeting. The existing Temporary Parking Lot was allowed pursuant to a five-year Required Review. The Required Review (RQR-32084) was approved by the City Council on 02/04/09. An additional Required Review was conditioned to occur on the 10/20/09 City Council meeting, in order to ensure that the applicant had conformed to the required landscape improvements pursuant to both Title 19 and The Las Vegas Medical District Plan requirements. The applicant is now proposing a permanent Parking Lot, Commercial use with 248 spaces and an increase in landscaping over the existing temporary lot.

The parking lot is located on seven individual parcels. A condition of approval has been added, which requires the applicant to complete a Reversionary Map, which will consolidate all existing parcels. The requested Waivers are needed due to pre-existing conditions, which inhibit conformance to minimum landscape requirements that are minor in nature. The proposed Parking Lot/Commercial use is an improvement to the existing parking lot; therefore, staff is recommending approval of the 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 248-space parking lot provides adequate screening and buffering, and is therefore compatible with adjacent development and development in the area.

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- 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 fails to meet the landscape and streetscape standards listed in the Las Vegas Medical District Plan and Title 19, but are minimal and pre-existing in nature.

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

The proposed parking lot accesses the existing Clark County Medical Office parking lot to the south, and does not provide direct access to Kenyon Place or Desert Lane. The existing parking lot provides access to Shadow Lane and Pinto Lane, both 60-foot Local Roads, according to the Master Plan of Streets and Highways, which will provide adequate access to the site.

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

The proposed landscape materials as conditioned; are appropriate for the area and for the City, and incorporate plant materials tolerant of the Las Vegas climate as specified in the Las Vegas Medical District Plan.

- 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 parking lot layout and materials used will be harmonious with other parking lots found throughout the Las Vegas Medical District and the Las Vegas Valley, and will be compatible with surrounding development.

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

The proposed parking lot will be subject to final Building and Safety and Planning and Development inspections; therefore this development will not compromise the public, health, safety or welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 113

APPROVALS 0

PROTESTS 1