

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35380 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

1. Conformance to the conditions for Variance (VAR-35381) 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 and landscape plan date stamped 08/06/09 and the floor plan and elevation plan date stamped 07/28/09, except as amended by conditions herein.
4. Property lines must be established prior to issuance of building permits on the undeveloped portion of the site unless developed by the City of Las Vegas.
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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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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 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.
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. Construct all incomplete half-street improvements (sidewalk) adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements 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.
15. 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.
16. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of any building permits for this site.
17. 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

This is a request for a Site Development Plan Review for a proposed 7,600 square-foot Fire Station on a portion of an undeveloped lot at the southeast corner of Stella Lake Street and Mount Mariah Drive. The proposed fire station is meant to keep up with the growing demand for providing life safety services to the citizens of the Las Vegas Valley. The fire station is to be constructed on 1.54 acres of the 6.06 acre site, and will be designed as a sustainable facility to attain LEED Silver certification. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site. The proposed Fire Station is harmonious and compatible with the surrounding land uses; therefore, staff is recommending approval of this application.

Issues

- Approval of a companion Variance (VAR-35381) to allow 18 parking spaces where 26 are required is necessary for this request to be approved. Staff can support the companion Variance request as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site.

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.
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.

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<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
06/30/09	The submittal requirements for a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/06/09	Staff conducted a site inspection and noted a well maintained undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.54 acres (limits of construction)
Gross Acres	6.06 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
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)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

**Per approval letter from the Architectural Review Committee of the Las Vegas Enterprise Park dated 08/05/09.*

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DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	410 Feet	Y
Min. Setbacks			
• Front	20 Feet	116 Feet	Y
• Side	10 Feet	10 Feet	Y
• Side	10 Feet	289 Feet	Y
• Rear	15 Feet	91 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	N/A	31 Feet	N/A
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<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	3 Trees	6	Y
Buffer:				
Min. Trees	1 Tree / 20 Linear Feet	4 Trees	5 Trees	Y
TOTAL		7 Trees	11 Trees	Y
Min. Zone Width				
West	15 Feet		25 Feet	Y
South	8 Feet		8 Feet	Y
East	8 Feet		120 Feet	Y
North	N/A		6 Feet	Y
Wall Height	6-8 Feet		8 Feet	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	
Government Facility	7,600	1:300	24	2	17	1	
Total			26		18		N

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ANALYSIS

The site complies with all Title 19 requirements with the exception of required parking. Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 18 spaces, including one handicap accessible space, which is a 31% deviation from the standard. A companion Variance (VAR-35381) has been submitted to address this issue. Staff can support the request for the companion parking Variance (VAR-35381) as a fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees, with minimal public access. The facility is expected to house no more than 12 firefighters at any time, and the parking provided is adequate.

The overall site is accessed from Stella Lake Street. This street is classified as a 60-foot Right-of-Way. The site provides adequate access and circulation for pedestrians, vehicles, and fire trucks.

The applicant has exceeded the minimum landscaping requirements with respect to the overall tree count, spacing and buffer widths throughout the site. The applicant has also added an abundant amount of landscaping at the eastern portion of the overall site. The landscaping is appropriate for the subject development.

The building is being designed to meet LEED Silver certification, in accordance with the City's Green Building Resolution. The elevations are well articulated by the use of variations in height and massing. The applicant has also included a variety of colors, materials and windows, including stone veneer and a double lock standing roof seam. The elevations and materials proposed are appropriate and harmonious with the surrounding neighborhood.

The proposed project is consistent with the Las Vegas Enterprise Park Covenants, Conditions, and Restrictions, and has obtained approval from the Las Vegas Enterprise Park Architectural Review Committee.

FINDINGS

The following findings must be made for an SDR:

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

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The proposed Fire Station is compatible with adjacent 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 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 does not comply with the parking standards of Title 19; however, the applicant has requested a Variance from the parking standards in conjunction with this Site Development Plan Review.

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

The site will have access to Lake Stella Street. The existing street network will be 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;**

Building and landscape materials are appropriate for the area and for the City, and meets all requirements of Title 19.

- 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 create an orderly and aesthetically pleasing environment, and will be 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 will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 344

APPROVALS 3

PROTESTS 0