

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 25, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-37218 - APPLICANT/OWNER: 702 S. 6TH STREET, LLC**

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

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 03/10/10, except as amended by conditions herein.
3. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to issuance of a building permit.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.

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9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.
12. Dedicate a 10-foot radius on the southwest corner of 6th Street and Garces Avenue prior to the issuance of any permits.
13. Construct all incomplete half-street improvements on 6th Street and Garces Avenue adjacent to this site per the Downtown Centennial Plan Threshold Requirements concurrent with development of this site. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting Downtown Centennial Plan 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. Sign and record a Covenant Running with Land agreement for the possible future undergrounding of all above ground utilities adjacent to the site, Downtown Centennial alley treatment for the alley adjacent to this site, and any other streetscape not implemented due to existing conditions prior to approval of construction drawings for this site.
14. Landscape and maintain all unimproved rights-of-way, if any, on 6th Street and Garces 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.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the 6th Street and Garces Street public rights-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths 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

This request is for a Site Development Plan Review for a proposed 35-foot tall, two-story, 7,265 square-foot office building at 702 South Sixth Street. The site is currently undeveloped and abuts a public alley. The site provides parking within a 4,037 square-foot garage on the ground floor. The site is in substantial compliance with Downtown Centennial Plan standards, with the exception of undergrounding of utilities and alleyway treatment, which are required to be provided through a recorded Covenant Running with Land agreement. Staff therefore recommends approval. If denied, the site will remain undeveloped and a new Site Development Plan Review will be required for future development.

ISSUES

- The site must be remapped to combine the two legal lots that make up the site prior to issuance of building permits.
- The applicant must record a Covenant Running with Land agreement for the future installation of underground utilities and Downtown Centennial Plan Streetscape standards, including the standard alleyway treatment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
10/17/07	The City Council approved a request for a Site Development Plan Review (SDR-23592) for a proposed two-story, 11,141 square-foot Office building on 0.15 acres located at the southwest corner of Sixth Street and Garces Avenue. The Planning Commission and staff recommended approval. SDR-23592 expired 10/17/09.
12/04/07	A deed was recorded showing a change in ownership.
<i>Related Building Permits/Business Licenses</i>	
08/22/08	Plan Check #29608 was processed for an office building and garage located at 702 South Sixth Street. Building Permits #122736 for an office building, #122737 for onsite improvements, and #122738 for a trash enclosure were processed on 10/22/08, but no permits were issued.

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<i>Pre-Application Meeting</i>	
01/11/10	A pre-application meeting with the applicant was held where elements of submitting a Site Development Plan Review for an Office Building were discussed. The topics included: • The justification letter is inconsistent with plans with regard to the floor area of the building. The letter states 6,630 square feet GFA of office out of a total 11,302 square feet; the plans show 7,506 square feet GFA of office out of a total 11,302 square feet. • Downtown Centennial Plan requirements • Encroachment Agreement for landscaping in the Public Right-of-Way • A parking analysis needed to be included on the plans • A Reversionary Map is required prior to the issuance of permits to combine the two lots on site. • Trash Enclosure gates encroach into the alley right-of-way; trash enclosure must contain a roof or trellis. • Questions on what is located within the easement to the south of the building.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
02/18/10	During a routine field check, it was noted that the subject site is undeveloped. It consists primarily of gravel; however, some grass and weeds are growing on the property. Utility poles line the alleyway to the west of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Offices	C (Commercial)	C-1 (Limited Commercial)
South	Offices	C (Commercial)	C-1 (Limited Commercial)
East	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
West	Parking Lot	C (Commercial)	C-2 (General Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Downtown South)	X		By Condition
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

Pursuant to Title 19.06.060 and the Las Vegas Downtown Centennial Plan (Downtown South District), the following standards apply. Title 19 setback, lot coverage, residential adjacency, landscaping and parking standards are exempt from automatic application.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
Front (Sixth Street)	70% of the first story facade shall align along the front property line	100% aligns along the front property line	Y
Side	Not required	0 feet	Y
Corner (Garces Avenue)	70% of the first story facade shall align along the property line	100% aligns along the property line	Y
Rear (Alley)	Not required	10 feet	Y
Maximum Building Height	Height limits are not automatically applied	34'-6"	Y
Trash Enclosure	Screened, gated, with roof or trellis	Not Indicated	By Condition
Mechanical Equipment	Screened	Not Indicated	By Condition

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<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
East/West Street (Garces Avenue)	One 36" box shade tree at 15' to 20' intervals (Min. 5 trees)	5 African Sumac trees	Y
North/South Street (6th Street)	One shade tree at 30' intervals (Min. 2 trees)	2 African Sumac trees	Y
Right-of-Way Improvements	Alleyway treatments per Downtown Centennial Plan	Not Indicated	By Condition
Amenity Zone (Garces Avenue and 6th Street)	5 feet	5 feet	Y
Sidewalks	10 feet	10 feet	Y

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	7,265 SF	1/300 SF GFA	24	1	8	1	
TOTAL	7,265 SF		25		9		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

A similar office building had been proposed and approved on the subject site in 2007 with nearly identical landscaping and streetscaping and the same number of covered parking spaces. The floor area dedicated to the office is slightly larger (4.8%) than previously approved, the height has increased five feet and the total building area has increased by 161 square feet. The previous approval expired in October 2009, and therefore a new Site Development Plan Review has been requested.

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The proposed professional office building is permitted within the existing C-1 (Limited Commercial) zone and is compatible with the surrounding office uses in the neighborhood. The project is in spirit with the Downtown South District of the Las Vegas Downtown Centennial Plan in that it brings the building facades to the property lines, integrates a parking garage and office into a coherent design, utilizes an alley access and creates a streetscape inviting to pedestrians. The project is consistent with all Downtown Centennial Plan requirements with the exception that the standard alleyway treatments as indicated in Graphic 9 of the Plan and the undergrounding of utility lines are not provided. Pursuant to the Subsection VIII.A of the Downtown Centennial Plan (Threshold Requirements), new developments having partial block frontage that cannot implement undergrounding at this time due to existing conditions will require a Covenant Running with Land agreement to obtain the property owner's consent for future improvements. The condition of approval to record a Covenant Running with Land agreement encompasses undergrounding of utilities and the alleyway treatment.

Access to the site is from a public alley having ingress and egress primarily from Garces Avenue, but also from Gass Avenue on the south. Vehicles do not pass from the alley through the garage to exit on Sixth Street; rather, they must enter a parking space and back out at an angle to turn around and exit to the alley. The drive aisle next to these spaces is 26 feet wide. The Building and Safety Department supports the parking configuration on the site.

A trash enclosure is indicated on the site plan within the rear yard. While it is possible that the enclosure's required gates may encroach into the public alley with the enclosure in this position, this would only be necessary during times of refuse pickup and will not impede access to any public street.

The property comprises two legal 25-foot wide platted lots. These lots must be combined through a mapping action prior to the issuance of building permits so that the building does not cross property lines.

FINDINGS

The following findings must be made for a Site Development Plan Review:

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

The proposed office building is compatible in appearance and use with the existing office uses to the north and south, and the private parking lot to the west of the subject property.

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;

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The proposed office project is consistent with the Downtown Centennial Plan, with the exception of undergrounding utilities and providing the standard alleyway treatment; these will be required in the future through recordation of a Covenant Running with Land agreement. The project also conforms to Title 19 zoning requirements where applicable and is consistent with Downtown Redevelopment Area policies.

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

The site is accessed from a 20-foot public alley with ingress and egress from Garces Avenue on the north and Gass Avenue on the south. Garces and Gass are both 80-foot rights-of-way. Circulation conflicts will be minimal. Site access will not negatively impact adjacent roadways or neighborhood traffic.

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

The building utilizes various EIFS finishes and fenestration typical of larger office buildings. These materials fit into the context of an office-oriented neighborhood. Landscape materials match the specifications of the Downtown Centennial Plan and are appropriate for the area.

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, design characteristics, and aesthetics are in context with the nearby Historic Las Vegas High School Neighborhood District and are harmonious and compatible in scale and massing with professional office development in the area.

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

The site will be subject to inspection and will therefore not compromise the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

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APPROVALS 3

PROTESTS 0