

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: SCA DESIGN, LLC - OWNER: 521 SOUTH THIRD, LLC****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-39394	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SDR-39394 CONDITIONS

Planning and Development

- 1.Site Development Plan Reviews SDR-23906 and SDR-34450 are hereby expunged.
- 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 08/31/2010, except as amended by conditions herein.
- 4.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 08/31/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
- 5.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 Building and Safety Department.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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 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. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project.
15. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

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16. Landscape and maintain all unimproved right-of-way on 3rd 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.
17. Submit an Encroachment Agreement for all landscaping and private improvements located in the 3rd Street public right-of-way adjacent to this site prior to occupancy of this site.
18. 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 is a 0.16 acre undeveloped lot located at 521 South 3rd Street. This proposal seeks entitlement to allow a two-story, 8,303 square foot Office building within the Office Core of the Downtown Centennial Plan. The proposed development will retain much of the architectural characteristics approved through the amended Site Development Plan Review (SDR-34450); however, the applicant proposes a 68% increase in floor area and a 71% reduction in onsite parking. With only one standard parking space and one handicapped van accessible parking space provided, the proposal is severely limited in parking available to both employees and visitors; therefore, staff recommends denial of this request. If denied, the previously approved Site Development Plan Reviews (SDR-23906 and SDR-34450) will apply to this subject property.

ISSUES

- This proposal is beyond the scope of a major amendment to an approved Site Development Plan Review; the previously approved Site Development Plan Reviews SDR-23906 and SDR-34450 will be expunged, if approved.
- There is no elevator providing internal access to the second floor.
- Insufficient onsite parking is provided for employees or customers.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/22/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-2207) for a proposed commercial parking lot located on the east side of 3 rd Street, approximately 115 feet north of Bonneville Avenue. Included in the request were waivers to several design standards of the Las Vegas Downtown Centennial Plan. Staff recommended approval of this request. Site Development Plan Review (SDR-2207) was not exercised, and expired on 05/22/05.
11/07/07	The City Council approved a request for a Site Development Plan Review (SDR-23906) for a proposed 10,241 square-foot, three-story Office building and parking garage on 0.16 acres at 521 South 3 rd Street. The Planning Commission and staff recommended approval of this request.

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08/19/09	The City Council approved a request for a Major Amendment (SDR-34450) of a previously approved Site Development Plan Review (SDR-23906) for a proposed 34-foot high, single-story, 5,705 square foot Office building with three parking spaces on 0.16 acres at 521 South 3 rd Street. The Planning Commission and staff recommended approval of this request.
01/25/2010	The technical review for a Reversionary Map (FMP-36563) was approved by the Planning and Development Department for a reversion to acreage for one, 0.16 acre lot. The map has not been recorded.

Most Recent Change of Ownership

05/26/2006	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no Building Permits or Business Licenses issued against the subject site located at 521 South 3rd Street.

Pre-Application Meeting

08/13/2010	A pre-application meeting was held with the applicant where the following information was discussed: • The reduction in provided parking from the recent amendment (SDR-34450) to the approved entitlement (SDR-23906). • The increase in scope of development by adding a second floor. • The Development and Streetscape requirements for the Downtown Centennial Plan - Office Core District. • The submittal requirements for a new Site Development Plan Review that would expunge the previous entitlement (SDR-23906), if approved.
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Neighborhood Meeting

A neighborhood meeting was not held, nor was one required.

Field Check

09/16/2010	A field check was carried out by staff with the following observations: • The subject site is currently undeveloped. • The subject site is fenced and is absent of trash and debris. • There is an existing driveway pan provided from 3rd Street and a public alley located at the rear of the property.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Office	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Office	C (Commercial)	C-2 (General Commercial)
West	Government Facility Parking Lot	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan – Office Core District	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District	X		Y
Live/Work Overlay District	X		N/A
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 Downtown Centennial Plan, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Setbacks	70% of the first story façade shall align along front property line	100% of the first story façade shall align along front property line	Y
Service Area	Shall orient away and be screened from public view	Internally located	Y
Mech. Equipment	Screened	Internally located	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
3rd Street: <i>Local Street</i>	N/A	78	N/A

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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
3 rd Street	A 5-foot amenity zone and an unobstructed 10-foot sidewalk with 36-inch box size Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache shade trees planted at 30-foot intervals.	A 5-foot amenity zone and 10-foot unobstructed sidewalk are indicated. Two 36-inch box Southern Live Oak trees spaced at 30 feet on-center are indicated within the amenity zone.	Y

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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:

Downtown Centennial Plan Parking Analysis						
Use	Gross Floor Area or Number of Units	Required		Provided		
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Office, Other Than Listed	8,303 SF	1 Space / 300 SF of GFA	28			
TOTAL SPACES REQUIRED			28		2	
Regular and Handicap Spaces Required			26	2	1	1

ANALYSIS

The proposed 8,303 square foot Office building meets the overall intent of the Downtown Centennial Plan Office Core Development Standards with the exception of the provision of onsite parking. Although Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements, 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. In comparison to the Title 19.04 parking requirements for an Office use, the subject property would require 28 spaces whereas two spaces are proposed. In another comparison regarding previously approved developments within the Downtown Centennial Plan area, parking has typically been provided at a ratio of three parking spaces per 1,000 square feet of Office use. Using this ratio, this proposal would require 25 parking spaces in order to be comparable to the previously approved developments in the Downtown Centennial Plan area. The floor plan provided by the applicant indicates seven offices and four secretary workstations proposed within the office building, which indicates that several employees could be employed at this location. The applicant has provided no plans or alternatives as to how parking for employees and visitors will be accommodated.

The internal circulation depicts a two-story office layout with a total of seven offices; four secretary workstations; a conference room; a front lobby; a break room with kitchenette; and men's and women's restrooms located at the rear. In regards to the internal layout, there is no elevator or lift system providing access for those with physical disabilities to the three offices located on the second floor. Additionally, the second floor utilizes only 45% of the available enclosed space and provides no internal access to the largest office located at the rear of the building.

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The submitted elevations depict a two story building utilizing pre-cast concrete panels, limestone, split-faced block and copper roofing materials that is in compliance with the Architectural Design Standards of the Las Vegas Downtown Centennial Plan. However, staff notes that the only fenestration provided is two-stories of glazing located on the west elevation which, despite the location of the Southern Live Oak, may create an issue of unwanted solar gain to the buildings occupants.

The submitted landscape plan complies with the Downtown Centennial Plan North South Streetscape requirements. Two, 36-inch box Southern Live Oak shade trees are provided at 30 feet on-center with requisite tree grates. A landscape planter incorporated with the building façade is also shown.

Due to the insufficient onsite parking provided and an internal circulation scheme that does not fully cater to those with physical disabilities, denial of this request is recommended.

FINDINGS (SDR-39394)

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 Office use is compatible with adjacent development and development in the area; however, as proposed, this development demonstrates a significant deficiency of onsite parking for the primary occupants, let alone any customers that may visit the site.

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;

With the exception of the insufficient onsite parking provided, the proposed two-story, 8,303 square foot Office building is consistent with the Downtown Centennial Plan Development Standards and the General Plan.

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

Vehicular access to the proposed Office building is served solely from a 20-foot wide public alleyway on the east side of the property. The alleyway is between Clark Avenue to the north and Bonneville Avenue to the south, which will provide adequate access to the site. Pedestrian access is available from the main entry at the front of the building adjacent to 3rd Street.

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

The pre-cast colored concrete entryway and limestone façade and remaining smooth-stucco finish are appropriate for the area and for the City. The landscape provided is in compliance with the Downtown Centennial Plan Streetscape Standards.

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 harmonious with the neighboring Wedding Chapel to the south and Office building to the north.

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

If approved, this proposal is subject to the International Building Code during Building Permit review, prior to any construction. In regards to the requirement for an elevator or lift access to upper floors, the size and occupancy of the second floor of the proposed Office building meets the criteria for an exception of this requirement. However, a two story Office building adversely impacts the public health, safety or welfare, since the design limits access for those with disabilities to approximately 55% of the available floor space.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 141

APPROVALS 0

PROTESTS 0