



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-40119	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-40119 CONDITIONS

Planning and Development

- 1.A Required Review at a public hearing shall be required two years from the date of final approval, unless the modular buildings have been removed from the subject site.
- 2.All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/10, except as amended by conditions herein.
- 3.A Waiver from Title 19.12 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the north perimeter where an eight-foot landscape buffer is required.
- 4.One 24-inch box mesquite tree shall be planted within the perimeter landscape buffer adjacent to Lamb Boulevard to replace the removed tree.
- 5.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 11/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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- 6.All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
- 7.All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Planning and Development

- 8.Site development to comply with all applicable conditions of approval for SDR-2809 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review, including a Waiver of landscape requirements, for two existing Modular Office buildings located at 497 and 499 North Lamb Boulevard on 12.59 acres. The existing buildings were approved as temporary structures in 2003, but remain on the site. Approval of this request would allow the structures to remain for two years, after which a Required Review shall be required. Staff recommends denial. If the request is denied, the applicant will be required to remove the Modular Office buildings from the subject site.

ISSUES

- Condition #1 of the previously approved Site Development Plan Review (SDR-2809) stated that the continuance of the Modular Office buildings after two years required approval of new Site Development Plan Review at a public hearing. As no application was filed, the previously approved review (SDR-2089) expired on 09/15/2005.
- As building permits have already been issued and final inspections completed, the Site Development Plan Review would be exercised upon final approval.
- Since the installation of the 15-foot wide landscape buffer that was required as a condition of approval to the Site Development Plan Review (SDR-2809), one mesquite tree has been removed. Approval of this request has been conditioned to replace this missing tree.
- The applicant is requesting a Waiver of the Title 19.12 Perimeter Landscape Buffer requirements to allow a zero-foot wide landscape buffer along a 250-foot portion of the north perimeter where an eight-foot wide landscape buffer is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/20/63	The Board of Commissioners approved a request for Rezoning (Z-0140-63) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site.
07/05/00	The City Council approved a Site Development Plan Review [Z-0140-63(1)] for a proposed 43,055 square-foot office building on this site. The Planning Commission recommended approval on 05/25/2000. The City Council's approval expired July 5, 2002.
08/15/03	A Minor Site Development Plan Review (SDR-2809) was approved by staff for two Modular Office Buildings at 501 North Lamb Boulevard.

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09/09/10	The property owner was cited by Code Enforcement (Case #94274) for violation of Condition # 1 of Site Development Plan Review (SDR-2809), which required that a new Site Development Plan Review be submitted after two years from final date of approval.
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<i>Most Recent Change of Ownership</i>	
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10/17/07	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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12/01/03	A Building Permit #03-025370 was issued for a Temporary Administrative Trailer (Trailer #1) at 499 North Lamb Boulevard. The final inspection was approved on 02/19/2004.
12/01/03	A Building Permit #03-025371 was issued for a Temporary Administrative Trailer (Trailer #2) at 497 North Lamb Boulevard. The final inspection was approved on 02/19/2004.

<i>Pre-Application Meeting</i>	
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10/08/10	Planning and Development staff met with the applicant to discuss the continuation in use of the two Modular Office Buildings stemming from the time limit originally placed on the trailers, after which time they must be removed. Issues with existing landscaping were also discussed.
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<i>Neighborhood Meeting</i>	
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A neighborhood meeting is not required for this type of request nor was one held.	
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<i>Field Check</i>	
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11/12/10	A field check was performed by staff with the following observations: - Existing Modular Office buildings are clearly addressed and in well-maintained appearance. - The existing west perimeter landscaping has had one tree removed with one tree in need of replacement.
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<i>Details of Application Request</i>	
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<i>Site Area</i>	
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Net Acres	12.59
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<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	Union Hall and Training Grounds	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Drainage Channel Elementary School	M (Medium Density Residential)	C-1 (Limited Commercial)
East	Church/ House of Worship	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Union Hall and Training Grounds	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	NA
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails	X		Y
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	348 Feet	Y
Min. Setbacks			
• Front	20 Feet	177 Feet	Y
• Side	10 Feet	62 Feet	Y
• Rear	20 Feet	640 Feet	Y
Max. Lot Coverage	50 %	4 %	Y

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Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	9 Trees	8 Trees	N
TOTAL PERIMETER TREES		21 Trees	8 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• East	15 Feet		15 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Lamb Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 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	
Office, other than listed	14,974 SF	1:300					
TOTAL SPACES REQUIRED			50		308		Y
Regular and Handicap Spaces Required			48	2	300	8	Y

Waivers		
Requirement	Request	Staff Recommendation
An eight-foot wide perimeter landscape buffer with 24-inch box trees planted 20-feet on center along the north perimeter.	A zero-foot landscape buffer along the north perimeter.	Denial

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ANALYSIS

This request for a Site Development Plan Review for two modular office buildings emanates from the condition of approval of the previous Site Development Plan Review (SDR-2809). The first condition of approval of this review required that if the modular buildings remain onsite more than two years from the date of final approval a new Site Development Plan Review would be required. No such application was submitted, and the review expired on 08/15/05. This request is to retain the two modular office buildings for an additional two years without proposing any physical alterations to the site.

The existing modular office buildings meet all development standards for the C-1 (Limited Commercial) zoning district, with exception to the requested landscape Waiver. Since the original approval, the applicant has successfully obtained building permits and secured occupancy for both structures.

In addition to the modular buildings, the applicant installed the 15-foot wide perimeter landscape buffer with 24-inch box trees planted 20 feet on-center as required as a condition of approval from the previous Site Development Plan Review (SDR-2809). As a condition of approval to this review, the applicant must replant a 24-inch box mesquite within the east perimeter landscape buffer where the previous tree had been removed. There has been no landscaping installed along the north perimeter, and the applicant has requested a Waiver to the Title 19.12 Perimeter Landscape Buffer Requirements to not provide any with this review. The painted wooden siding are typical of most modular building materials and are finished with a beige colored matte paint. Both modular buildings are joined together with a wooden deck and have their foundations skirted from public view by the painted wooden paneling. These materials are acceptable for short term installation, but should be kept maintained as the durability of the siding tends to weather faster than normal.

As the modular buildings have been at the site since 2003 and there is no set plan to remove or replace them, staff cannot support the requested Waiver and denial of this requested Site Development Plan Review is recommended. If denied, the applicant would be required to remove the modular buildings from the site.

FINDINGS (SDR-40119)

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;**

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The two modular office buildings have been used as temporary offices for the past five years; as such, they are compatible with the multi-family development to the north, school site to the south, and church to the east. In addition, these small offices have generated little traffic impact on the surrounding 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 existing modular office buildings are consistent in the use and development standards as allowed within the C-1 (Limited Commercial) zoning district. In regards to the landscaping requirements, the applicant installed a 15-foot wide landscape buffer along Lamb Boulevard with 24-inch boxed trees planted 20-feet on center as a condition of approval from the previous Site Development Plan Review (SDR-2809). No landscaping has been proposed along the north perimeter where an eight-foot wide buffer is required. As such, the applicant has requested a Waiver from this requirement.

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

The two modular buildings have had little impact on Lamb Boulevard and surrounding roadways in the past five years of operation. Access to the site is adequate and will not change with this proposal.

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

The building materials are typical of pre-fabricated modular construction, with vinyl and plastic materials and metal roofing. The modular office buildings are secured to the ground with tie downs and feature skirting around all sides. The deck and ramping is also pre-fabricated. These materials are appropriate for a short-term temporary facility; however, as the buildings have been on site for seven years and will possibly remain on site, improvements to the appearance of the buildings should be considered, such as the installation of new siding or a new coat of exterior paint. A condition of approval requiring the reinstallation of one mesquite tree that has been removed along Lamb Boulevard will ensure that that street and neighboring properties to the east continue to be adequately buffered from the proposed trailers.

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;

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Features of the modular buildings are not unsightly, but they are not harmonious or compatible with development in the area. Both modular buildings are adequately set back on the site. There has been landscape screening installed on the east along Lamb Boulevard, but no screening from the adjacent public multi-family residential to the north has been provided. The proposed modular buildings were not intended to be permanent structures on the site; they were expected to be removed within two years or the applicant was to secure a new Site Development Plan Review in 2005.

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

The existing modular office buildings will remain subject to code review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 530

APPROVALS 1

PROTESTS 1