



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SOK J. LIM - OWNER: JWB NEVADA

INVESTMENT SERIES B. LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-41770	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-41770 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The parking lot shall be striped within 90 days of final approval.
3. Prior to issuance of a building permit, the applicant shall provide a letter from the service provider that approves the continuation of curb side trash pickup once the subject site is converted to commercial use.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/21/11, except as amended by conditions herein.
5. A Waiver from 19.08.050 is hereby approved, to allow landscape buffer widths of five feet along the west perimeter where 15 feet is required, three feet along the north perimeter where five feet is required and zero feet along a portion of the south perimeter where five feet is required.
6. An Exception from 19.08.110 is hereby approved, to allow 12 perimeter landscape trees where 13 perimeter landscape trees are required.

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7. 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 06/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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 Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to provide an ADA accessible path without passing behind a parked vehicle.
11. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan. All required trees shall be a minimum 24-inch box size, and four 5-gallon shrubs shall be provided for each required 24-inch box tree.
12. Revised elevations shall be submitted to and approved by the Department of Planning Department prior to the time application is made for a building permit to reflect the removal of the existing carport.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

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16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Remove all substandard 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. The existing “pan” style driveway may remain.
20. 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.
21. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Jones Boulevard public right-of-way adjacent to this site.
22. Contact the Capital Project Management Section of the Department of Public Works at 229-6272 to coordinate the development of this project with the Jones and Valley View Corridor Improvements” project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert an existing 1,488 square-foot single family, detached residence to a commercial office building. The site is already zoned P-R (Professional Office and Parking) and has a consistent land use designation of O (Office), which allows the proposed use.

The proposed development is compatible and harmonious with the adjacent P-R (Professional Office and Parking) zoned properties located south of the site. Furthermore, the requested Waivers and Exception can be supported, as the building will maintain the appearance of a single-family residence and is harmonious with the adjacent single-family residences to the north, east and west. Therefore, staff is recommending approval of this request. If this application is denied, the site will remain as a single-family residence.

ISSUES

- A waiver is required to allow landscape buffer widths of five feet along the west perimeter where 15 feet is required, three feet along the north perimeter where five feet is required and zero feet along a portion of the south perimeter where five feet is required.
- An exception is required to allow 12 perimeter landscape trees where 13 perimeter landscape trees are required
- A condition of approval has been added requiring that the parking lot be striped within 90 days of final approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/01/91	The City Council approved a request for Rezoning (Z-0026-91) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 344 South Jones Boulevard as part of a larger request. The Planning Commission and staff recommended denial.

<i>Most Recent Change of Ownership</i>	
02/18/11	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
C.1961	The single family residence at 344 South Jones Boulevard was constructed.
07/19/99	A building permit (99014043) was issued for a patio cover at 344 South Jones Boulevard. The permit was finalized on 11/17/99.

<i>Pre-Application Meeting</i>	
04/26/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Site Development Plan Review were discussed. Site work for the conversion was underway, but no building permits have been issued.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
06/30/11	During a site check by staff, it was noted that the existing residence is currently vacant. It was noted that there was some work being done at the site, with a large industrial trash dumpster located in the driveway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
North	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
South	Office	O (Office)	P-R (Professional Office and Parking)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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 Size	N/A	7,411 SF	Y
Min. Lot Width	60 Feet	61 Feet	Y
Min. Setbacks			
• Front	20 Feet	26 Feet	Y
• Side (North)	5 Feet	6 Feet	Y
• Side (South)	5 Feet	6 Feet	Y
• Rear	15 Feet	34 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height (measured from midpoint)	35 Feet	10 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	Conditioned
Mech. Equipment	Screened	N/A	Conditioned

Pursuant to Title 19.08, 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>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	5 Trees	N
• South	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• East	1 Tree / 20 Linear Feet	3 Trees	2 Trees	N
• West	1 Tree / 30 Linear Feet	2 Trees	3 Trees	Y
TOTAL PERIMETER TREES		13 Trees	12 Trees	N

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	5 Feet	3 Feet	N
• South	5 Feet	0 Feet	N
• East	8 Feet	8 Feet	Y
• West	15 Feet	5 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	6 feet	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	1,488 SF	1/300 SF	5				
TOTAL SPACES REQUIRED			5		5		Y
Regular and Handicap Spaces Required			4	1	4	1	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
15-Foot Perimeter Landscape Buffer	To allow a landscape buffer width of five feet along the west perimeter.	Approval
Five-Foot Perimeter Landscape Buffer	To allow three feet along the north perimeter.	Approval
Five-Foot Perimeter Landscape Buffer	To allow zero feet along a portion of the south perimeter.	Approval

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
13 perimeter landscape trees	To allow 12 perimeter landscape trees	Approval

ANALYSIS

The site complies with all Title 19 requirements with the exception of required landscaping. Per Title 19.08, a perimeter landscape buffer of 15 feet must be provided along the public right-of-way and a landscape buffer of five feet shall be provided on interior property lines where building setbacks prevail. The site plan depicts a five-foot landscape buffer along a street right-of-way, which is a 10-foot deviation from the standard, a zero foot landscape buffer along a portion of the south property line, which is a five-foot deviation from the standard and a three-foot landscape buffer along the north property line, which is a two-foot deviation from the standard. The applicant is also requesting an Exception to allow 12 perimeter landscape trees in the perimeter landscape buffer. Staff can support the Waiver and Exception requests, as they are consistent with other similar conversions, and the development will be compatible with existing P-R (Professional Office and Parking) zoned properties to the north. Furthermore, the building will maintain the appearance of a single family residence and will be compatible with the existing adjacent residential properties to the north, east, and west.

Staff recommends approval of this request with conditions.

FINDINGS (SDR-41770)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 development will be compatible with existing P-R zoned office developments to the south. As the building will maintain the appearance of a single family detached dwelling, the site will be compatible with existing adjacent single-family residential properties to the north, east and west.

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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 development of professional offices on this site is encouraged, as the property has been zoned for such use and is consistent with its O (Office) General Plan designation. The proposed development does not meet the perimeter landscape buffer requirements for the north, south and west perimeters. The applicant has requested waivers and an exception for these conditions, which are consistent with other converted offices along Jones Boulevard.

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

The site will have access to Jones Boulevard, an 80-foot Secondary Collector on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. 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 the City of Las Vegas.

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 elevations and design characteristics are consistent with the single-family residences 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 by the City and will not compromise the health, safety, and welfare of the general public.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 391

APPROVALS 0

PROTESTS 0