



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-43005	Staff recommends APPROVAL, subject to conditions:	
SDR-43004	Staff recommends DENIAL, if approved subject to conditions:	SUP-43005

** CONDITIONS **

SUP-43005 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-43004) shall be required.
2. Conformance to the approved conditions for Rezoning (ZON-1112).
3. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site.
4. 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.
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 Department of Building and Safety.

Conditions Page Two
November 8, 2011 - Planning Commission Meeting

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-43004 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43005) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 10/18/11, except as amended by conditions herein.
4. Outdoor storage shall be limited to the 2,000 square-foot area at the southeast corner of the site as depicted in the site plan date stamped 10/18/11. The outdoor storage area shall be screened from view from Rainbow Boulevard by a screening device of at least eight feet in height.
5. The existing gate shall remain open during business hours. Business hours shall be from 6:30 a.m. to 6:30 p.m. Monday through Friday.
6. A Waiver from 19.08.040(B) is hereby approved, to allow no building articulation or architectural features where required.
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 10/18/11. 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.

Conditions Page Three
November 8, 2011 - Planning Commission Meeting

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The existing driveway as shown on the approved Site Plan is acceptable.
16. 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

Staff Report Page One
November 8, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an existing 4,011 square-foot office building and parking on 1.21 acres at 4485 North Rainbow Boulevard. The applicant proposes to complete construction of a 30-foot tall, 4,970 building at the rear (west side) of the property for storage and rental of small business-related equipment. The curved building, which lacks certain aesthetic design elements required by Title 19, has already been partially constructed. A raised gravel bed (labeled “Wash Pit” on the submitted site plan) has also been placed near the north perimeter.

The proposal requires approval of a Special Use Permit and Site Development Plan Review. The Building Maintenance Service and Sales use can meet minimum Title 19 requirements and can be compatible with adjacent commercial and residential uses. Staff therefore recommends approval of the Special Use Permit with conditions. The design of the partially existing building requires a waiver of Title 19 commercial design standards; in the absence of any substantial evidence that would justify a design that is not allowed by Title 19, staff recommends denial of the waiver and subsequently the Site Development Plan Review. If denied, a new Site Development Plan must be submitted for any new development on the site, and the partially constructed building may be required to be removed.

ISSUES

- The Building Maintenance Service and Sales use is permitted in the C-1 (Limited Commercial) District with the approval of a Special Use Permit. Outside storage in conjunction with this use is permitted with approval of the Special Use Permit. A Rental Store without Outside Storage is a permitted use as of right within the C-1 District.
- A Waiver of Title 19.08.040(B) is required to allow no building articulation or architectural features where required for building surfaces over 20 feet tall or 50 feet in length. Staff recommends denial of the waiver.
- All unexercised Site Development Plan Review and Special Use Permit approvals on the site have expired.
- The proposed exterior fabric is not a preferred building material per Title 19.08.

Staff Report Page Two
November 8, 2011 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/11/99	The City Council approved the Annexation (A-0013-98) of approximately 1.43 gross acres located at 4485 North Rainbow Boulevard into the City of Las Vegas. The Planning Commission and staff recommended approval. The annexation became effective on 01/22/99.
07/12/99	The City Council approved a Rezoning (Z-0029-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The Resolution of Intent expired on 07/12/00.
12/18/02	The City Council approved a Rezoning (ZON-1112) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved Ordinance #5668, which amended the Official Zoning Map to change the zoning on the subject site from R-E (Residence Estates) to C-1 (Limited Commercial).
01/19/05	The City Council approved a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related Site Development Plan Review (SDR-5553) for a proposed 2,220 square-foot Auto Detail Facility and waivers of parking lot, perimeter and foundation landscaping standards on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission approved a Major Amendment (SDR-19122) of a previously approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. This approval expired 02/22/09.
03/07/07	The City Council approved an Extension of Time (EOT-19400) of a previously approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. The approval expired 01/19/09.
02/17/09	A Code Enforcement case (74600) was processed for storing equipment and vehicles on an unpaved lot at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/04/09.
04/30/09	A Code Enforcement case (77677) was processed for storing commercial trucks and operating a business out of a temporary trailer without proper zoning approvals at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/05/10.

Staff Report Page Three

November 8, 2011 - Planning Commission Meeting

04/06/11	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-39489) from SC (Service Commercial) to GC (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-34490) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Variance (VAR-39492) to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where 10 feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-39491) for the addition of a proposed 9,000 square-foot Rental Store (With Outside Storage) building to a site containing an existing 4,011 square-foot Office, with a Waiver of Perimeter Landscape Buffer standards to allow a seven-foot buffer along a portion of the south property line where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Special Use Permit (SUP-40564) for a Rental Store (With Outside Storage) at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
05/05/11	A Code Enforcement case (101530) was processed for storing equipment illegally at 4485 North Rainbow Boulevard. The case remains open.
05/17/11	A Code Enforcement case (102037) was processed for storage containers and equipment at 4485 North Rainbow Boulevard. The case remains open.
10/11/11	The Planning Commission abeyed SUP-43005 and SDR-43004 to the 11/08/11 Planning Commission at the applicant's request.

<i>Most Recent Change of Ownership</i>	
04/29/08	A deed was recorded for a change in ownership.

Staff Report Page Four
November 8, 2011 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
c. 1978	The existing building was constructed on the subject site.
03/19/04	A building permit (#04006226) was issued for city design block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 03/31/04.
02/14/07	A business license (A01-01335) was issued for an administrative office at 4485 North Rainbow Boulevard. The license was marked out on 11/27/07.
07/17/08	A business license (Q13-01135) was issued for a law firm at 4485 North Rainbow Boulevard. The license is still active.
08/28/08	A business license (B20-00912) was issued for a business support service (paralegal services) at 4485 North Rainbow Boulevard. The license was previously issued at another location in the city. The license is still active.
09/18/08	A business license (C11-07585) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license had been previously issued at another location in the city. The license is still active.
03/24/09	A business license (C11-11397) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license is still active.
04/07/09	A building permit (137098) was issued for an interior remodel tenant improvement for certificate of occupancy at 4485 North Rainbow Boulevard. A final inspection was completed on 04/22/11.
	A building permit (137104) was issued for non-structural demolition at 4485 North Rainbow Boulevard. A final inspection was completed on 04/16/10.
08/14/09	An application (E02-90960) for a business license for equipment rental at 4485 North Rainbow Boulevard was submitted for staff review. Staff denied the application on 08/18/09. The application was closed out on 02/10/10 at the request of the applicant.
04/29/10	A building permit (161965) was issued for city design block walls and engineering to add courses to existing block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
06/02/10	A building permit (164257) was issued for a city design eight-foot tall block wall on the north side of the site at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
04/13/11	A business license (E02-00936) was issued for equipment rental at 4485 North Rainbow Boulevard. The license is still active.
04/25/11	A business license (M18-05258) was issued for management at 4485 North Rainbow Boulevard. The license is still active.

Staff Report Page Five
November 8, 2011 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/13/11	A pre-application meeting was held with the applicant. Submittal requirements for application of a Special Use Permit for Building Maintenance Service and Sales were discussed. The following items were also discussed: • The proposed storage building cannot be considered an accessory structure, as it is larger than the existing office building. • A Contractor's Plant, Shop and Storage Yard use is not permitted in the C-1 District. • The gate indicated on the north side of the building must remain open during business hours to accommodate the required parking. • The area behind the storage building and proposed landscape buffer along the west property line was of concern, as it must be at least 24 feet wide to accommodate a two-way drive aisle.

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

<i>Field Check</i>	
09/01/11	A field check was conducted on the subject site. An office is located on the east part of the site fronting on Rainbow Boulevard. The subject storage building is partially built and is located behind an electric gate that requires authorization for entry. A boat is parked underneath the unfinished structure. A vehicle wash pit is located in the northwest portion of the site within the required landscape buffer area. The site overall is well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.21

<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	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached (vacant)	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Staff Report Page Six
November 8, 2011 - Planning Commission Meeting

<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>
South	Animal Hospital (with no Outside Pens)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Mini-Storage Facility	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	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 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	52,942 SF	N/A
Min. Lot Width	100 Feet	185 Feet	Y
Min. Setbacks			
• Front (east)	10 Feet	50 Feet	Y
• Side (north and south)	10 Feet	44 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	91 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	30 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, Roofed	Y
Mech. Equipment	Screened	None Indicated	N/A

Staff Report Page Seven
November 8, 2011 - Planning Commission Meeting

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	90 Feet	152 Feet	Y
Adjacent development matching setback	10 Feet	152 Feet	Y
Trash Enclosure	50 Feet	98 Feet	Y

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 / 30 Linear Feet	8 Trees	10 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	13 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	8 Trees	Y
TOTAL PERIMETER TREES		30 Trees	42 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		30 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet along north and south PL; 12 Feet existing along west PL	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>
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	N

Staff Report Page Eight
November 8, 2011 - Planning Commission Meeting

Pursuant to Title 19.08 and 19.12, 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	
Rental Store (Without Outside Storage)	4,970 SF	1 space/250 SF GFA	20				
Office, Other Than Listed	4,011 SF	1 space/300 SF GFA	14				
TOTAL SPACES REQUIRED			34		37		Y
Regular and Handicap Spaces Required			32	2	35	2	Y
Loading Spaces	8,981 SF	Up to 10,000 SF	1		2		Y

Waivers		
Requirement	Request	Staff Recommendation
19.08.040(B): <u>Building Placement</u> : Single, monolithic forms must be relieved by variations in massing or articulation of facades. Building surfaces over 20 feet in height or 50 feet in length shall be relieved with a change of wall plane	No building articulation	Denial

ANALYSIS

The site is located within the Airport Overlay District as referenced by 19.10.080 with a height restriction of 175 feet. The partially built storage structure will comply with the requirements of the Overlay District.

Staff Report Page Nine
November 8, 2011 - Planning Commission Meeting

A Rental Store without Outside Storage is a permitted use in the C-1 District and is intended for rental of general merchandise to the general public that does not include outside storage of the rental items. Items for rent typically include wearing apparel, electronics, videos, tools and garden equipment, furniture and other household appliances and goods for special occasions or seasonal items; the applicant states that only small tools and equipment needed for an electrical contractor business will be available for rent. The items will be located within the proposed 4,930 square-foot building, and the rental area will be partitioned off from interior storage. The Building Maintenance Service and Sales use allows the outside storage of supplies and equipment related to the existing electrical contractor service in the C-1 District with approval of a Special Use Permit. The applicant has also indicated that large vehicles and other heavy equipment for use in the electrical contracting service will be stored offsite in an appropriately zoned contractor's storage yard.

The site and landscape plans were revised from the Planning Commission meeting of 10/11/11 to move the existing gravel wash pit that had been located along the north property line within a required perimeter landscape buffer to the south, thereby complying with the perimeter landscape buffer width standards. The wash pit is intended for cleaning of small equipment related to the contracting service and cannot be used for washing of heavy machinery within the current zoning district. Staff does not object to the existence of the wash pit, as long as no drain is installed and runoff is both contained on site and does not run into public storm sewers. An additional tree was added in the northwest corner of the parking lot to comply with 19.08.110(C)(12) requirements for trees to be included at the ends of all parking rows. Waivers and exceptions for these landscape requirements will not be needed. The site now meets all setback, residential adjacency, lot coverage, wall height, landscape and parking standards. The site adheres in part to the Rental Store parking standards, as this proposed use is more intense than the requested Building Maintenance Service and Sales use.

The design of the proposed storage building is not consistent with Title 19.08.040(B), which requires building surfaces over 20 feet in height or 50 feet in length to be relieved with a change of wall plane. Additionally, single, monolithic forms, such as the proposed semicircular building, must be relieved by variations in massing or articulation of facades. As the subject structure is prefabricated with a tough polyethylene fabric covering, these requirements cannot be met. The proposed location of the storage building is behind the existing office, partially obscuring view from public streets; however, due to the height of the building, it can be seen from farther distances. As a storage building meeting code requirements can be built on the site, staff recommends denial of this waiver and subsequently the Site Development Plan Review.

FINDINGS (SUP-43005)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

Staff Report Page Ten
November 8, 2011 - Planning Commission Meeting

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Building Maintenance Service and Sales use can be conducted in a harmonious and compatible manner with the adjacent commercial and residential uses. A condition of approval ensures that only small equipment appropriate for uses in the C-1 (Limited Commercial) District may be rented or stored onsite. Any proposed outside storage would be appropriately screened from view of the Rainbow Boulevard right-of-way.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The site is of sufficient size to accommodate the proposed Building Maintenance Service and Sales use, including items for storage and parking.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Rainbow Boulevard can accommodate the requirements of the proposed Building Maintenance Service and Sales use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

As long as all code requirements are met, approval of a Special Use Permit for the Building Maintenance Service and Sales use will not compromise the public health, safety and general welfare. Activities on the site are subject to licensing, permitting and inspection for the public's protection.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Building Maintenance Service and Sales use will comply with the requirement to screen all outside storage from view of adjacent properties and streets.

FINDINGS (SDR-43004)

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:

Staff Report Page Eleven
November 8, 2011 - Planning Commission Meeting

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

The proposed storage building is not aesthetically compatible with the buildings on the adjacent commercial sites and is not appropriately designed for the C-1 District, which is intended to be located on the periphery of residential neighborhoods.

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 development is consistent with Title 19 standards with the exception of the proposed building design, which requires a waiver. Although the site is not located within the Neighborhood Revitalization Area, the design does not adhere to Policy 2.2.1 of the Las Vegas 2020 Master Plan, which may be appropriately applied to this site and states that any higher intensity redevelopment adjacent to lower density residential development should incorporate appropriate design, transition or buffering elements to mitigate adverse visual, audible, aesthetic and traffic impacts. In addition, the proposed development does not advance Objective 3.5 of the Master Plan, which is to enhance the visual quality of new development within the city.

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

Site access from Rainbow Boulevard is appropriate and adequate. The gate access shall remain open during business hours to allow full use of parking facilities. Circulation around the site is logical and should not create negative impacts to traffic in the neighborhood.

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

The proposed external building fabric is not a preferred building material per Title 19.08 and is not aesthetically compatible with buildings on the adjacent properties.

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, which consist of an elongated semicircular metal framework covered by colored, tensile hard fabric, do not contain any windows, articulation or other architectural features and are out of place with other development in the area.

Staff Report Page Twelve
November 8, 2011 - Planning Commission Meeting

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

The proposed changes to the site are subject to permitting and inspection, thereby protecting the public health, safety and general welfare.

NOTICES MAILED 278

APPROVALS 0

PROTESTS 1