



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHELO, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-43290	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43290 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0062-96) 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 and landscape plan, date stamped 10/13/11; and the building elevations and floor plans, date stamped 09/20/11, except as amended by conditions herein.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate APNs 162-05-110-014 and 015. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. A Waiver from Title 19.08.050 (Prior to May 1, 2011) is hereby approved, to allow a six- foot perimeter landscape buffer along a portion of the west perimeter near the alley where a minimum of 15 feet is required.

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6. An Exception from Title 19.10.010 is hereby approved, to allow zero shade trees in the parking lot where four are 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 10/13/11. 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 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 landscape plan shall be amended to reflect an additional four trees and four shrubs per tree in the north and west perimeter landscape buffer areas.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
14. 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.
15. 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.

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

Public Works

17. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard sidewalk improvements 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 driveways may remain.
18. A map consolidating this property with the adjacent parcel, such as FMP-43244, shall record prior to the issuance of permits for this site.
19. All private improvements and landscaping 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.
20. 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.
21. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Charleston Boulevard and Melville Drive public rights-of-way prior to occupancy. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review to convert an existing legal, nonconforming 1,007 square-foot single family residence into an office at 3615 W. Charleston Boulevard. The property is currently vacant and was rezoned to allow an office use in 1976. The scope of the project entails enhancements to the façade and landscape; installing a wrought iron fence, new handicapped accessible sidewalks and a parking lot. The purpose of the conversion is to operate a private psychiatric practice. Staff recommends approval, with conditions since the project will bring this property into conformance with the General Plan. If denied, the property will remain as a legal, nonconforming residence.

ISSUES

- Consolidating APNs 162-05-110-014 and 015 via the remapping process is required to avoid a parking variance request. The applicant filed a Reversionary Final Map (FMP-43244) request with the city on September 15, 2011.
- A Waiver is required to allow a six-foot wide landscape perimeter buffer along a portion of the west perimeter where a 15-foot wide buffer is the minimum required. Staff supports this request.
- An Exception is required to allow zero parking lot shade trees where four are required. Staff supports the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
C. 1951	The building at 3615 West Charleston Boulevard was constructed.
08/07/96	The City Council approved a Rezoning (Z-0062-96) from R-1 (Single Family Residential) to C-D (Designed Commercial) for 3615 West Charleston Boulevard as part of a larger request. The Planning Commission and staff recommended approval.
06/16/02	The City Council approved General Plan Amendment (GPA-0047-01) from SC (Service Commercial) to O (Office) at 3615 West Charleston Boulevard as part of a larger request. The Planning Commission and staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
07/15/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/15/11	An application for a Final Reversionary Map (FMP-43244) to merge two lots on approximately 0.40 acres at 3615 and 3607 West Charleston Boulevard (APNs 162-05-110-014 and 015) was filed with the Planning Department for processing. The map has not recorded, pending approval of this Site Development Plan Review.

<i>Pre-Application Meeting</i>	
09/08/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review. It was noted that a parking variance would be required unless the parcel was remapped with the adjacent parcel. The applicant owns both parcels and agreed to file a request for a reversionary final map to avoid the need for a parking variance request. It was noted that a Waiver for Perimeter Landscape Buffers may be required along the Mellville Drive frontage. An Exception will be needed for the lack of shade trees in the parking lot.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
09/29/11	Staff conducted a site visit and found a vacant building. This property was built as a single family dwelling but is being converted for an office use. The grounds were clean and well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	.20

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<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)	C-D (Designed Commercial)
North	LVVWD Offices	PF (Public Facility)	C-V (Civic)
South	Single Family, detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office	O (Office)	C-D (Designed Commercial)
West	Office, Medical	O (Office)	C-D (Designed Commercial)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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 Unified Development Code Title 19.00.100(C) and Title 19.08.050 (C), the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	77 Feet	Y*
Min. Setbacks			
• Front	25 Feet	28 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	25 Feet	47 Feet	Y
Max. Lot Coverage	30 %	16.5 %	Y
Max. Building Height	20 Feet	13 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	Y	Y

- Determined to be a legal non-conforming lot.

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Pursuant to Unified Development Code Title 19.00.100(c), 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	3 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		8 Trees	8 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		25 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	15 Feet		6 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

<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>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Mellville Drive	N/A	N/A	50	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	
Psychology Practice	1,007 SF	1:200 SF	6				
Office	1,122 SF	1:300 SF	4				
TOTAL SPACES REQUIRED			10		13		Y
Regular and Handicap Spaces Required			9	1	12	1	Y
Loading Spaces			N/A		N/A		N/A

YK

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<i>Waiver</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide a 15' wide perimeter landscape buffer along the west perimeter.	To provide a 6' wide perimeter landscape buffer along a portion of the west perimeter.	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide four shade trees in the parking lot area.	To provide zero shade trees in the parking lot area.	Approval

ANALYSIS

This project is a conversion of a legal, nonconforming residence into an office for a private psychiatric practice. The property is within the boundaries and adheres to the recommendations outlined in the Rancho Charleston Land Use Study Overlay. Specifically, the building will remain well under the 20-foot height limit called for in the Study.

The applicant is requesting one Waiver and one Exception. The Waiver is required, as the applicant is only providing a six-foot wide perimeter landscape buffer where a 15-foot wide perimeter landscape buffer is required along a portion of the west perimeter. The waiver is to allow for additional parking. Staff supports the request for the waiver, as it is minor in nature and provides for the required parking.

The Exception is for the required parking lot shade trees. Staff supports this request, as the size of the lot does not allow for the trees to be placed without losing required parking. Since this is a legal, nonconforming lot, the request is warranted.

An Encroachment Agreement from Public Works is required to place perimeter landscape in the right-of-way along Melville Drive. A condition has been added to address this requirement.

The overall aesthetic of the building will remain residential in nature providing a nice transition between Charleston Boulevard and the single family residential neighborhood to the south. The applicant has agreed to combine this lot with the lot to the east that he also owns in order to prevent the need for a parking variance. This allows for the site to maintain good circulation and provide all the required parking onsite for both office buildings. Additional landscaping and a wrought iron fence will be added to the front and side yards that will enhance the visual appeal of the property.

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The proposal will bring this property into conformance with both the General Plan and Zoning District designations previously adopted for the site; therefore, staff recommends approval, with conditions.

FINDINGS (SDR-43290)

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 office use is compatible with the adjacent development and provides a proper buffer between a primary arterial road and the single family residences to the south.

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 site is consistent with the General Plan, Charleston/Rancho Study, Unified Development Code Title 19.00.100(c) and other duly-adopted city plans, policies and standards except for the requested perimeter landscape buffer waiver and tree exception that are support by staff, with conditions.

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

The primary access is from Charleston Boulevard, a 100-foot Primary Arterial. A secondary access is available from the rear of the property via a public alley. The circulation provided will not have a negative impact on adjacent roadways or neighborhood traffic.

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

The proposed building and landscaping material is appropriate for the area and for the City.

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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The building will retain an overall residential aesthetic and remain harmonious and compatible with the neighborhood.

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

The proposed project is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 132

APPROVALS 0

PROTESTS 0