

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20185), if approved.
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, floor plans, and building elevations date stamped: 2/27/07 and the landscape plans date stamped: 3/06/07 except as amended by conditions herein.
4. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
5. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffer along the western perimeter where an eight-foot wide landscape buffer is required.
6. 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.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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. Petition of Vacation VAC-14766 must record prior to the issuance of permits for this site. Construct the full-width of the proposed driveway in the Riley Street alignment and sufficient on-site paving to provide two-way traffic into and out of this site to the satisfaction of the City Traffic Engineer.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
16. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway adjacent to this site. 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Centennial Parkway public right-of-way adjacent to this site prior to occupancy of this site.

18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON20185 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a two story, 21,730 square foot medical office building and a waiver to allow no landscape buffer along the west property line where eight feet is required on 1.61 acres approximately 1,000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

A companion application requesting a Rezoning (ZON-20185) will be heard in conjunction with the Site Development Plan Review.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| Month/date/year | Action |
| 2/14/02 | An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation |
| 04/12/07 | The Planning Commission recommended approval of companion item ZON-20185 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/mh). |
| <i>Related Building Permits/Business Licenses</i> | |
| There are no related permits or licenses related with this request. | |
| <i>Pre-Application Meeting</i> | |
| 2/14/07 | A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting was not required, nor was one held. | |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 1.61 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------|-------------------------------------|------------------------|
| Subject Property | Undeveloped | Service Commercial - Town Center | Town Center |
| North | CC 215 - ROW | CC 215 - ROW | ROW |
| South | Undeveloped | General Commercial -Town Center | Town Center |
| East | Undeveloped | Service Commercial - Town Center | Town Center |
| West | Undeveloped | Service Commercial - Town Center | Town Center |

| Special Districts/Zones | Yes | No | Compliance |
|---|------------|-----------|-------------------|
| Special Area Plan | X | | Y |
| T-C Town Center District | X | | Y |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | | |
| T-C Town Center District | X | | Y |
| Trails | X | | Y |
| Rural Preservation Overlay District | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

DEVELOPMENT STANDARDS

Per the Town Center Development Standards Manual, the following requirements apply:

| Standard | Required/Allowed | Provided | Compliance |
|----------------------|--|-----------------|-------------------|
| Min. Setbacks | | | |
| • Front | 15-foot max. | 15 feet | Y |
| • Side | 10 feet | 40 feet | Y |
| • Corner | 15 feet | 40 feet | Y |
| • Rear | 20 feet | 110 feet | Y |
| Max. Lot Coverage | NA | NA | NA |
| Max. Building Height | 2 stories | 2 stories | Y |
| Trash Enclosure | 50 feet from residential/ screened | Screened | Y |
| Mech. Equipment | Screened | Screened | Y |

Pursuant to the Town Center Design Standards Manual, the following standards apply.

| Landscaping and Open Space Standards | | | | |
|---|------------------------|--------------|-----------------|-------------------|
| Standards | Required | | Provided | Compliance |
| | Ratio | Trees | | |
| Parking Area | 1 Tree/6 Spaces | 13 Trees | 23 Trees | Y |
| Buffer: Min. Trees | 1 Tree/ 30 Linear Feet | 36 Trees | 48 | Y |
| TOTAL | | 49 Trees | 87 | Y |
| Min. Zone Width | 8 Feet | | 0 Feet | N* |
| Min. Zone Exterior Buffer | 15 Feet | | 15 Feet | Y |
| Wall Height | 6 Feet | | 6 Feet | Y |

*A Waiver to the Title 19.12 Landscape Standards has been requested to allow no perimeter landscape buffer along the west property line where an eight-foot wide landscape buffer is required in order to accommodate a cross-access agreement off of Riley Street.

Pursuant to the Town Center Development Standards Manual, the following standards apply.

| Streetscape Standards | Required | Provided | Compliance |
|------------------------------|--|--|-------------------|
| Frontage Road | 5-foot sidewalk w/ 4-foot amenity zone | 5-foot sidewalk w/ 5-foot amenity zone | Y |

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|----------------------------|--|--------------------------------|-----------------|--------------|-----------------|--------------|-------------------|
| Use | Gross Floor Area or Number of Units | Required Parking Ratio | Required | | Provided | | Compliance |
| | | | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Medical Office | 2,000 sf | 1 space: 200 sf up to 2,000 sf | 10 | | | | |
| Medical Office (remaining) | 19,730 sf | 1 space: Each remaining 175 sf | 113 | | | | |
| TOTAL | | | 123 | 5 | 124 | 5 | Y |
| Loading Spaces | | | 0* | | 1 | | Y |

*Per Title 19.10.020 On-Site Loading Standards, ...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter

| Waivers | | |
|---|------------------------------|-----------------------------|
| Request | Requirement | Staff Recommendation |
| No landscape buffer along the west property line. | 8-foot wide landscape buffer | Approval |

ANALYSIS

- **Zoning/Use**

The proposed Medical Office is an acceptable use as per the Town Center Design Standards Manual for land within the SC-TC (Service Commercial Town Center) Land Use Code.

- **Trails**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The City is the responsible agency for constructing this trail. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail.

The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way.

- **Site Plan**

The site plan shows a two-story medical office with an 11,595 square-foot building foot print providing an approximate 15% lot coverage. With the low lot coverage and appropriate site location, the site plan shows an approximate open space provision of 26% of the lot. The building is appropriately located 15 feet from Centennial Parkway and is oriented towards Riley Street on the west to function primarily as a corner building.

- **Landscape Plan**

The provided landscape plan shows an abundant amount of trees of various sizes and types, all of which are desert appropriate and meet the Town Center Landscaping standards.

A Waiver to allow no landscape buffer along the west property line where Title 19.12 requires an eight-foot wide buffer has been requested. The applicant proposes accessing the site off of Riley Street with a shared-access agreement. Staff supports this request as the applicant would be unable to accommodate this requirement and still maintain adequate access to the site via the shared-access agreement.

- **Elevations**

The selected materials shown on the elevations are appropriate for the proposed Medical Office and comply to the Town Center Design Standards Manual. Red sandstone veneer is shown along the south, and west elevations and a variation in tan desert tones provide a visual breakup of the façade.

- **Floor Plans**

The provided floor plans are typical of a Medical Office. The lower level contains twenty-five individual exam rooms with a waiting area to accommodate 56 seats. The second level is listed as lease space with over 6,340 square feet available. Vertical circulation is provided by two internal stairways at the western and eastern ends and a single elevator.

FINDINGS

The following findings must be made for an SDR:

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

The proposed Medical Office use is compatible with the adjacent Town Center commercial land use category. The affected property and the properties to the east, west, and north are undeveloped with new commercial development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

- 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 Medical Office is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the applicant has requested a Waiver to allow no landscape buffer along the west property line where an 8-foot landscape buffer is required.

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

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. The applicant is showing access to the west portion of the lot on Riley Street which has yet to be vacated.

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

Although a Waiver to the perimeter landscape buffer width has been requested, the building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. The landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

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;

With approval of the requested Waiver to the west perimeter landscape buffer, the remaining landscaping is adequate and interesting building elevations will provide an aesthetic asset to the existing vacant lot. The overall site design creates an orderly and aesthetically pleasing environment that is harmonious and compatible with the local area.

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

The appropriate measures are taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376 by Planning Department

APPROVALS 0

PROTESTS 0