



## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 10, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC

### \*\* STAFF RECOMMENDATION(S) \*\*

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-53792	Staff recommends APPROVAL, subject to conditions:	

### \*\* CONDITIONS \*\*

## SDR-53792 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. All development shall be in conformance with the site plan date stamped 05/12/14; and landscape plan, and building elevations and floor plan date stamped 04/21/14, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
6. 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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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. No permanent parking stalls are allowed to encroach into the alley.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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 drainage ways as recommended.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed 600 square-foot expansion to an existing 1,962 square-foot office building on 0.15 acres at 516 South 4<sup>th</sup> Street. The proposed expansion will be located on the western perimeter of the existing building adjacent to the adjacent alleyway. The interior site landscaping in front of the entrance to the building has been enhanced to incorporate ramped wheelchair access and additional planting materials. This project meets all of the minimum development standards for commercial development and is compatible with surrounding development in the Las Vegas Downtown Centennial Plan - Office Core district; therefore, staff is recommends approval of this project with conditions.

**ISSUES**

- The proposed 600 square-foot addition represents more than a 10% increase in floor area and requires major Site Development Plan review.
- There are no proposed alterations to the existing streetscape; this proposal is limited to the 600 square-foot expansion of the existing building.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i>	
12/16/64	The City Council approved a request for a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval of the request.
09/11/80	The Planning Commission approved a request for a Rezoning [Z-0100-64(116)] for a plot plan review for a proposed newspaper office on property located a 516 South 4 <sup>th</sup> Street.
03/11/93	The Planning Commission approved a request for a Rezoning (Z-0008-56) to waive the requirement to dedicate a 10-foot radius on property located on the northwest corner of 6 <sup>th</sup> Street and Bonneville Avenue.

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<b><i>Most Recent Change of Ownership</i></b>	
06/29/05	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
06/03/94	A building permit (#94334492) was issued for an electrical service change at 516 South 4 <sup>th</sup> Street
04/24/96	A building permit (#96001517) was issued for an electrical panel change at 516 South 4 <sup>th</sup> Street.

<b><i>Pre-Application Meeting</i></b>	
04/07/14	A meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed expansion of an existing office use.

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

<b><i>Field Check</i></b>	
05/08/14	During a routine field check staff found a well maintained commercial site, free from debris or litter.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.15

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Office	C (Commercial)	C-2 (General Commercial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Office	C (Commercial)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
	Parking Garage	MXU (Mixed Use)	C-2 (General Commercial)
West	Bail Bonds Service	C (Commercial)	C-2 (General Commercial)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan (Office Core)	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District (Office Core)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Live/Work Overlay District	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

### DEVELOPMENT STANDARDS

<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>
4 <sup>th</sup> Street	Collector Street	Planned Streets and Highways Map	70 Feet	Y

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement Parking Ratio</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	2,562 SF	1:300	9				
<b>TOTAL SPACES REQUIRED</b>			9		6		Y*
<b>Regular and Handicap Spaces Required</b>			8	1	6	0	Y*

*\*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

### ANALYSIS

This is a request for a Site Development Plan Review for a proposed 600 square-foot expansion to an existing 1,962 square-foot office building on 0.15 acres at 516 South 4<sup>th</sup> Street. The subject site is located in the Las Vegas Downtown Centennial Plan – Office Core district, within the C-2 (General Commercial) zoning district. The subject site is utilized as an office, other than listed land use which is a permitted in the C-2 zoning district; there are no anticipated changes from the existing use.

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The proposed expansion will be located on the west side of the existing building adjacent to the alleyway. The proposed building addition will be finished to match the existing exterior finish of the existing building, which is painted a tan brown with a red asphalt shingle roof. The overall height of the structure has been raised from 14.5' to 17' when measured to the midpoint of the roofs eaves. All existing streetscape along 4<sup>th</sup> Street will not be affected by this proposal. The applicant has proposed to enhance the interior site landscaping in front of the entrance to the building along the eastern perimeter of the subject site. The submitted plans show 27 Chihuahuan Sages, six Weeping Yuccas, 6 Sierra Gold Dalae and one mexian fan palm which will be located in front of the building. In addition, the applicant has proposed to install a ADA wheelchair access ramp to the front entrance of the building from 4<sup>th</sup> Street to provide better access to the building. This project meets all minimum commercial development standards and is in compliance with the Las Vegas Downtown Centennial Plan design standards; therefore, staff is recommends approval of this proposed development with conditions.

**FINDINGS (SDR-53792)**

In order to approve a Site Development Plan Review 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 building addition, elevation changes and parking-lot restriping are compatible with the surrounding area and adjacent office and commercial land uses. All existing setbacks, parking and site circulation in conformance with code requirements

**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 office building and use continue to meet all minimum city standards and remains a permissible land use in Las Vegas Downtown Centennial Plan – Office Core district. The proposed building addition, elevation changes and parking-lot restriping will not change the existing use on-site.

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

The site is accessed from 4<sup>th</sup> Street. The internal site access, drive-through lane and parking areas have been designed and constructed earlier to meet the requirements of the Office, other than listed use.

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

The proposed building addition will be finished to match the existing exterior finish of the existing building. The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding 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;**

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The applicant is seeking to update the existing office building which was constructed in 1927. The proposed materials provide a suitable update for the surrounding commercial uses and the desert environment.

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

The proposed building addition, elevation changes and parking re-stripping to the existing office building will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      32**

**NOTICES MAILED                      148**

**APPROVALS                                      0**

**PROTESTS    0**