



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: UNIVERSAL LAUNDRY'S & LINENS - OWNER: LINCOLN CENTER PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-56111	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-56111 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0111-88) 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 09/22/14, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

7. No additional fixtures may be installed anywhere at this site, and no additional flow may be introduced to the sewer until downstream sewer capacity improvements, acceptable to the Sanitary Sewer Planning Section of Public Works, have been made by the applicant.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Currently, the subject site consists of a 44,723 square-foot industrial building at 240 Spectrum Boulevard. The applicant is requesting a Site Development Plan Review to address a citation issued by Code Enforcement and permit an existing illegal, detached modular building. The applicant constructed the 440 square-foot detached modular building without proper building permits. The existing modular building adheres to all minimum requirements as outlined by Title 19. As the modular building is compatible with the existing development and does not require any Variances, staff recommends approval with conditions. If denied, the existing illegal modular building would have to be removed from the subject site.

ISSUES

- A code enforcement case is active on this property for the unpermitted modular building.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/21/88	The City Council approved a request for the Reclassification and Plot Plan Review (Z-0111-88) of property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road from C-1 (Limited Commercial) to R-3 (Medium Density Residential) and M (Industrial) for proposed apartments and an industrial complex. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/20/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/20/00	A building permit (#367951) was issued for a 45,000 square-foot concrete tilt-up building at 240 Spectrum Boulevard. The permit received a final inspection on 10/17/00.
03/20/00	A building permit (#367952) was issued for onsite hardscapes at 240 Spectrum Boulevard. The permit expired on 02/09/01.

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<i>Related Building Permits/Business Licenses</i>	
08/20/04	A building permit (#707521) was issued for a manual access gate at 240 Spectrum Boulevard. The permit expired on 02/19/05.
10/06/05	A building permit (#728974) was issued for a certificate of occupancy for a commercial cleaner use at 240 Spectrum Boulevard. The permit received a final inspection on 11/02/06.
02/14/06	A business license (D50-00112) was issued for a Cleaners, Commercial/Industrial use at 240 Spectrum Boulevard. The business license remains active.
11/13/07	A code enforcement citation (#59769) was issued for flood damage at 240 Spectrum Boulevard. The citation was resolved on 06/01/09.
08/11/09	A code enforcement citation (#80708) was issued for directing employees to park along Spectrum Boulevard rather than the provided off-street parking at 240 Spectrum Boulevard. The citation was resolved on 03/24/11.
03/24/11	A code enforcement citation (#99509) was issued for a joint inspection with the city of Las Vegas Fire Department at 240 Spectrum Boulevard. The citation was resolved on 10/12/11.
10/12/11	A code enforcement citation (#106706) was issued for outstanding code violations. The citation was resolved on 01/12/12.
01/30/12	A building permit (#203571) for a modular building was denied by the Department of Planning at 240 Spectrum Boulevard. A required Site Development Plan Review was cited by staff as justification for the denial.
11/26/12	A building permit (#223120) was issued for a temporary exterior wall opening to facilitate equipment removal at 240 Spectrum Boulevard. The permit received a final inspection on 04/03/13.
12/10/12	A building permit (#224101) was issued for a tenant improvement to replace two laundry presses at 240 Spectrum Boulevard. The permit never received a final inspection and expired on 06/11/13.
06/13/13	A building permit (#238261) was issued for an interior and exterior remodel at 240 Spectrum Boulevard. The permit has not received a final inspection.
12/24/13	A code enforcement citation (#136443) was issued for outstanding code violations. The citation has not been resolved.
06/05/14	A building permit (#261469) to convert an illegal temporary modular building into a permanent structure was denied by the Department of Planning. A required Site Development Plan Review was cited by staff as justification for the denial.
07/21/14	A building permit (#260556) was issued for an interior remodel at 240 Spectrum Boulevard. The permit has not received a final inspection.
09/04/14	A building permit (#264966) was issued to replace seven laundry washing machines, repair a boiler and repair a lint trap at 240 Spectrum Boulevard. The permit has not received a final inspection.

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<i>Pre-Application Meeting</i>	
07/15/14	Staff conducted a pre-application meeting with the representative to discuss obtaining approval for an existing, illegal modular building on the subject site. Staff determined that a Site Development Plan Review would be required. In addition, the location of the modular building is within a parking area. A parking variance could be required contingent on a parking analysis to be submitted by the representative.

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

<i>Field Check</i>	
10/02/14	Staff performed a routine field check and noted an existing chain link fence with razor wire around the perimeter of the site, parked delivery trucks blocking required parking spaces, and linen containers being stored outside of the main commercial laundry primary structure.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.24

<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	Cleaners, Commercial/Industrial	LI/R (Light Industry/Research)	M (Industrial)
North	Office, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Warehouse		
South	Office, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Warehouse		
East	Public School, Primary	PF (Public Facilities)	C-V (Civic)
West	Office, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Warehouse		

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<i>Master Plan Areas</i>	<i>Compliance</i>
Las Vegas Spectrum	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	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

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	260 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	45 Feet	58 Feet	Y
• Side	45 Feet	156 Feet	Y
Min. Distance Between Buildings	6 Feet	29 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	40 Feet	12 Feet, 5 Inches	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>
Spectrum Boulevard	Collector Street	Master Plan of Streets and Highways	60 Feet	Y

Pursuant to the Spectrum Development Standards, 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	
Warehousing	45,163 SF	1:1,000 SF	46				
TOTAL SPACES REQUIRED			46		54		Y
Regular and Handicap Spaces Required			44	2	50	4	Y

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ANALYSIS

Currently, the subject site consists of a 44,723 square-foot commercial building at 240 Spectrum Boulevard. The existing industrial building has been utilized as a Commercial Cleaners use since 2006. In 2012, a building permit (#203571) was denied by staff for a temporary modular building. A required Site Development Plan Review was cited by staff as justification for the denial. The applicant constructed a 12-foot, five-inch tall, 440 square-foot detached modular building without proper building permits. In 2013, a code enforcement citation (#136443) was issued for the illegal modular building. In 2014, a second building permit (#261469) was denied by staff to convert an illegal temporary modular building to a permanent modular building. Again, a required Site Development Plan Review was cited by staff as justification for the denial.

The applicant is now requesting a Site Development Plan Review to resolve the outstanding code enforcement citation. The modular building adheres to the minimum development standards regarding height, setbacks, screening, and lot coverage. The existing modular building was constructed within an existing parking lot adjacent to Spectrum Boulevard. As a result, five parking spaces were removed from the overall site. According to the site plan date stamped 09/22/14, the site maintains compliance with minimum parking standards and provides 54 parking spaces where 46 spaces are required. The existing modular building serves as a break room for the commercial cleaner employees. As the modular building is compatible with the existing development and does not require any Variances, staff recommends approval with conditions.

FINDINGS (SDR-56111)

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 existing modular building is located within the parking lot of the subject site. The structure is compatible with the existing industrial buildings found adjacent and within the neighboring community. The modular building will have no measurable impact to the surround properties.

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 modular building is consistent with the General Plan and Title 19 minimum standards.

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

Access to the site is provided from Spectrum Boulevard, a 60-foot wide Collector Street, according to the Master Plan of Streets and Highways, which is sufficient to continue to provide adequate access.

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

The building materials are appropriate for the industrial area and for the City. The existing landscape buffer adjacent to Spectrum Boulevard will provide additional screening to the subject site.

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 modular building is flat and plain in appearance. However, the appearance of the modular building is consistent with the surrounding industrial neighborhood.

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

The modular building will not impact public health, safety or general welfare, as the development will be subject to the International Building Code and City inspections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

42

NOTICES MAILED

582

APPROVALS

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PROTESTS

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