



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CAPITAL WEST DEVELOPMENT - OWNER:
CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-64907	Staff recommends APPROVAL, subject to conditions	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 340

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

SDR-64907 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 06/21/16; and landscape plan, and building elevations date stamped 06/08/16, except as amended by conditions herein.
3. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
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. 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.
7. 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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8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Construct all incomplete half-street improvements (sidewalk) on Mount Mariah Drive meeting Current City Standards adjacent to this site concurrent with onsite development activities.
11. Construct traffic signal infrastructure as required by the City Traffic Engineer at the southwest corner of Mount Mariah Drive and Martin Luther King Boulevard concurrent with onsite development activities.
12. Prior to the issuance of any building permits, grant a Traffic Signal Chord Easement at the southwest corner of Mount Mariah Drive and Martin L. King Boulevard.
13. 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.
14. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, 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

The applicant has proposed a 15,221 square-foot, single-story medical office building on the southwest corner of Mount Mariah Drive and Martin L King Boulevard within the Las Vegas Enterprise Park. The proposed site also provides one additional pad site, capable of housing an 8,010 square-foot, single-story medical office building in the future.

In order to accommodate specific patient loading and unloading requirements by the future tenant, the applicant has requested a Waiver to not orient the building to the corner. The proposed project has met the remainder of development standards set forth by Title 19 in addition to being conditionally approved by the Las Vegas Enterprise Park Architectural Review Committee; therefore, staff supports the Waiver request and is recommending approval of this application. If denied, the proposed project will not be constructed.

ISSUES

- The applicant has requested a Waiver to not orient the building to the corner. Staff supports this request and is recommending approval of this request.
- The signage demonstrated on the site plans and elevations are not part of this Site Development Plan Review and will be reviewed separately as part of the building permit review process.

ANALYSIS

The subject site is a vacant, undeveloped 2.08 acre lot located on the southwest corner of Mount Mariah Drive and Martin L King Boulevard within Las Vegas Enterprise Park. The applicant has proposed to develop a single story, 15,221 square-foot medical office building, with a 8,010 square-foot tenant pad available for future development located on the west end of the subject site.

As indicated by the applicant in the justification letter, the future tenant of the proposed medical facility is a dialysis clinic and medical office. The tenant required two loading and unloading zones for their patients and desired for the vehicular traffic to be able to circulate the entire building. For this reason, the applicant has requested a Waiver to not orient the building to the corner. The Enterprise Park Architectural Review Committee conditionally approved the site plan on June 14, 2016, and staff supports the request as well.

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The subject site is located within the Las Vegas Enterprise Park and is subject to the development standards for the park. The Architectural Review Committee reviews proposed projects during the course of three meetings. The Las Vegas Enterprise Park Architectural Review Committee conditionally approved the proposed plans on 06/14/16 at the conclusion of meeting number two. Meeting number three will occur after the public hearing process, and will review such items as the construction timeline and irrigation plans; items that are not normally part of a Site Development Plan Review.

The commercial utilization of vacant land by constructing a new medical office building within Las Vegas Enterprise Park will encourage more business activity within the area. Developing this highly visible vacant lot adjacent to Martin L King Boulevard is not only consistent with the Las Vegas Enterprise Park plan objectives, but the West Las Vegas Plan objectives as well. There are a number of offices and commercial uses throughout the existing commercial subdivision and the addition of a medical clinic and office(s) will add to the use diversity of Las Vegas Enterprise Park.

Besides the Waiver request for the building orientation, all development standards are being met including the parking and landscaping requirements set forth by Title 19 for the C-PB (Planned Business Park) zone.. The project is well designed and is an appropriate addition to the Las Vegas Enterprise Park. For these reasons, staff is recommending approval of this application. If denied, the proposed project will not be constructed.

FINDINGS (SDR-64907)

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 15,221 square-foot medical office building and 8,010 square-foot pad are compatible with the surrounding development in the area and meet the intent of the Las Vegas Enterprise Park plan.

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 located within Las Vegas Enterprise Park. The Architectural Review Committee for Las Vegas Enterprise Park reviewed the proposed project and conditionally approved the project on 06/14/16.

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

Site access is from Mount Mariah Drive, a 60-foot Minor Collector as classified by Title 13 for Streets, Sidewalks and Public Places. Mount Moriah Drive is sufficient in size for the proposed medical office use.

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

The proposed elevations and landscape plan depict building and landscape materials that are appropriate for a desert climate, and are consistent with existing development throughout the Las Vegas Enterprise Park. The proposed medical office building will develop a currently vacant, undeveloped lot and will make a positive visual improvement to the immediate 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 proposed building elevations depict a design that features modern architectural elements that are consistent with the Las Vegas Enterprise Park's development criteria, as well as the revitalization efforts of both the Redevelopment Plan Area and the West Las Vegas Plan. The development has received conditional approval from the Las Vegas Enterprise Park Architectural Review Committee for the proposed buildings, materials, and landscaping on 06/14/16.

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

The proposed medical office building will be subject to building permit review and inspections during the construction phase, with the medical facility being subject to the business license review process once the future tenant is ready to inhabit the building. Therefore, appropriate measure will be taken to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved a request for Rezoning (Z-136-94) for a proposed planned business park on property located on the west side of Martin L King Boulevard between Lake Mead Boulevard and Vegas Drive.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/03/95	The City Council approved a request for a Plot Plan and Building Elevation Review ([Z-136-94(1)]) for a 41-lot business park on property located on the west side of Martin L King Boulevard between Lake Mead Boulevard and Vegas Drive.
02/07/96	The City Council approved a request for an Extension of Time ([Z-136-94(2)]) for a two-story VA Ambulatory Care Center on property located on the west side of Martin L King Boulevard between Lake Mead Boulevard and Vegas Drive.
02/07/96	The City Council approved a request for an Extension of Time ([Z-136-94(3)]) for a proposed planned business park on property located on the west side of Martin L King Boulevard between Lake Mead Boulevard and Vegas Drive.
06/14/16	The Las Vegas Enterprise Park Architectural Review Committee conditionally approved the development of a medical office building on the southwest corner of Mount Mariah Drive and Martin L King Boulevard.

<i>Most Recent Change of Ownership</i>	
12/30/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
06/02/16	Staff conducted a pre-application meeting where the submittal requirements for a Site Development Plan Review were discussed.

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

<i>Field Check</i>	
06/02/16	Staff performed a routine field check and observed a vacant, undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.08

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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	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Restaurant	LI/R (Light Industrial / Research)	C-1 (Limited Commercial)
South	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	General Retail Store, Other Than Listed / Church / Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)
	Undeveloped	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	LI/R (Light Industrial / Research)	Undeveloped	C-PB (Planned Business Park)

<i>Master Plan Areas</i>	<i>Compliance</i>
Enterprise Park	Y*
West Las Vegas Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 105 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The proposed project received approval from the Las Vegas Enterprise Park Architectural Review Committee on 06/14/16.*

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	270 Feet	Y
Min. Setbacks			
• Front	10 Feet	85 Feet	Y
• Side	10 Feet	47 Feet	Y
• Corner	10 Feet	89 Feet	Y
• Rear	20 Feet	19 Feet	Y
Max. Building Height	2-Stories, 35 Feet	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y*
Mech. Equipment	Screened	Screened	Y*

**A Condition of Approval has been included to ensure compliance.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	23 Trees	23 Trees	Y
• South	1 Tree / 20 Linear Feet	23 Trees	24 Trees	Y
• East	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
TOTAL PERIMETER TREES		73 Trees	73 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	26 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		14 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		9 Feet	Y

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<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>
Martin L King Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y
Mount Mariah Drive	Minor Collector	Title 13	60	Y

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	
Office, Medical or Dental	15,286 SF	1:200 1 st 2,000 SF / 1:175 Remaining	86				
Office, Medical or Dental (Future Pad)	8,010 SF		45				
TOTAL SPACES REQUIRED			131				
Regular and Handicap Spaces Required			126	5	123	8	Y
Loading Spaces	Not Required				3		N/A