



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 1, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SOUTHERN NEVADA SIGHTLESS INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-66792	Staff recommends APPROVAL, subject to conditions:	
SDR-66794	Staff recommends APPROVAL, subject to conditions:	SUP-66792

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 229

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

SUP-66792 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-66794) shall be required.
2. Conformance to the approved conditions for Special Use Permit (SUP-61397), (SUP-65297) and Site Development Plan Review (SDR-60891), (SDR-65298).
3. 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.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-66794 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-66792) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-61397), (SUP-65297) and Site Development Plan Review (SDR-60891), (SDR-65298).

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3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/15/16, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Concurrent with construction, abandon the existing temporary Individual Sewage Disposal System serving the building at 1600 Gragson Avenue. All buildings on this site shall connect to the public sewer system prior to occupancy.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
11. Site development to comply with all applicable conditions of approval for SDR-60891 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Site Development Plan Review (SDR-60891) and Special Use Permit (SUP-61367) for a proposed 3,400 square-foot expansion in floor area at 997 North Bruce Street and 1600 Gragson Avenue.

ISSUES

- A Major Amendment to a previously approved Site Development Plan Review (SDR-60891) is required for the proposed 3,400 square-foot expansion to the existing Warehouse, Office and Banquet facility.
- A Major Amendment to a previously approved Special Use Permit (SUP-61367) is required for an increase in the number of required parking spaces on-site.
- Proposed perimeter landscaping will not be affected by this request.

ANALYSIS

On October 13th, 2015 the Planning Commission approved Site Development Plan Review (SDR-60891) and Special Use Permit (SUP-61367). These two entitlements approved a proposed 26,536 square-foot warehouse, office and banquet facility with a waiver to allow a ten-foot landscape buffer on a portion of the north and east perimeters where fifteen feet is the minimum required on the subject site. They also approved an alternative parking standard to allow 92 parking spaces where 149 spaces are required for the proposed use. It was established with this review that the existing banquet facility located on site would remain at its existing size of 3,030 square feet and that no additional Special Use Permit would be required to continue that use onsite.

On August 9th, 2016 the Planning Commission approved Site Development Plan Review (SDR-65298) and Special Use Permit (SUP-65297), which served as a Major Amendment to the previously approved entitlements. These two entitlements proposed added 5,948 square feet of space to the proposed warehouse, office and banquet facility resulting in a total of 32,484 square feet. Additionally, the alternative parking standard was amended to allow 95 parking spaces where 155 parking spaces are required for the proposed uses on-site.

The applicant has proposed a 3,400 square-foot expansion to the proposed office floor area on the second floor on the proposed facility, which will now bring the proposed new structure to 35,884 square feet. The applicant has indicated on the submitted plans that the proposed expansion is the result of a mezzanine being filled in which will result in additional office floor

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area on the second floor of the building. As the proposed expansion intensifies the parking requirements on the subject site, a Major Amendment is required for Site Development Plan Review (SDR-60891) and Special Use Permit (SUP-61367).

Under Title 19.12, the proposed uses would normally require 166 parking spaces. In this case, the applicant's justification letter states that the ITE publication entitled "parking Generation – 4th Edition" was consulted to determine the parking rate for the facility; it also mentioned that the majority of the clients who use this facility banquet facility will be bussed to the site. The proposed 96 parking spaces are adequate to accommodate employees, volunteers and visitors to the campus. Staff supports the number of parking spaces being provided for this user under the Alternative Parking Standard.

This parcel is currently served by the Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow verification.

This project will continue to have a positive visual effect on the campus and surrounding neighborhood as well as providing enhanced services for the visually impaired members of the community. This project is well designed and appropriate for the location. Staff recommends approval, with conditions.

FINDINGS (SUP-66792)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed expansion of the Warehouse area remains compatible with the surrounding land uses. The reduced number of parking spaces provided will not have a negative impact on the area as most of the clients visiting the site utilize public and/or mass transit.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The site is suitable for the proposed expanded Warehouse, Office and Banquet Facility uses with the reduced parking.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

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Primary access to the site is off Bruce Street, a Secondary Collector Street that is designed to accommodate traffic generated by this project. A secondary access is located on Gragson Avenue, a Minor Collector Street. This project will not generate additional traffic than already exists with the campus.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The approval of an Alternative Parking Standard will not compromise the public health, safety or welfare.

5.The use meets all of the applicable conditions per Title 19.12.

The Special Use Permit is being utilized to deviate from the parking requirements found in Title 19.12; therefore the conditions of the proposed use will be met with the approval of this application.

FINDINGS (SDR-66794)

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 will remain compatible with the surrounding area, as it is part of an established non-profit center and is adjacent to similar civic and public uses. All new onsite landscaping, parking, and internal access will enhance or match the existing, which will remain.

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 improvements to the existing Blind Center Campus are consistent with the previously approved development and landscaping standards under the C-V (Civic) development requirements. A Waiver was approved by Site Development Plan Review (SDR-60891) for the existing landscape buffer widths along the east and a portion of the north perimeters.

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

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Primary access to the site is off Bruce Street, a Secondary Collector Street that is designed to accommodate traffic generated by this project. A secondary access is located on Gragson Avenue, a Minor Collector Street. This project will not generate additional traffic than already exists with the campus.

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

The proposed building materials are 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;

The proposed building is designed to update and modernize the campus. The existing site layout will remain primarily the same, thus retaining an orderly environment that is compatible with the area.

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

The proposed building will be subject to building permit review and inspections during the construction prior to operating. Therefore, appropriate measures 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>	
11/09/82	The Planning Commission approved a Site Development Plan Review (CV-3-82) for a proposed new building addition to an existing building at 1001 Bruce Street. Staff recommended approval.
03/12/92	The Planning Commission approved A Site Development Plan Review (CV-3-82(1) for a 2,625 square-foot pre-fabricated metal storage building to be located six feet from the west property line on the southwest corner of Bruce Street and Gragson Avenue. Staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/13/15	The Planning Commission approved a request for a Site Development Plan Review (SDR-60891) for a proposed 26,536 square-foot Warehouse, Office and Banquet Facility with a Waiver to allow a ten-foot landscape buffer on a portion of the north and east perimeters where fifteen feet is the minimum required located at 997 North Bruce Street and 1600 Gragson Avenue. Staff recommended approval of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-61367) for an Alternative Parking Standard to allow 92 parking spaces where 149 spaces are required for existing Warehouse, Office and Banquet Facility uses (Blind Center) at 997 North Bruce Street and 1600 Gragson Avenue.
10/28/15	The Planning Department approved a Parcel Map (PMP-61355) for Technical Review of a one-lot parcel map on 3.02 acres at the southwest corner of Gragson Avenue and Bruce Street APNs 139-26-201-010 and 011 which were converted to new APN 139-26-201-019.
08/09/16	The Planning Commission approved a request for a Major Amendment (SUP-65297) to a previously approved Special Use Permit (SUP-61367) for an alternative parking standard to allow 95 parking spaces where 155 spaces are required for an existing Warehouse, Office and Banquet Facility uses (Blind Center) at 997 North Bruce Street and 1600 Gragson Avenue.
	The Planning Commission approved a request for a Major Amendment (SDR-65298) to previously approved Site Development Plan Review (SDR-60891) for a proposed 5,948 square-foot addition to an existing Warehouse, Office and Banquet Facility uses (Blind Center) at 997 North Bruce Street and 1600 Gragson Avenue.

<i>Most Recent Change of Ownership</i>	
01/10/79 and 01/23/15	Deeds were recorded for a change in ownership of the parcels.

<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (L13-00010) for Liquor Sales at 1600 Gragson Avenue was issued. The license was marked as out-of-business on 10/01/14.
03/11/09	A business license (G01-02362) for Gaming at 1600 Gragson Avenue was issued. The license was revoked on 04/01/14.
04/15/15	A Code Enforcement notice (#153276) for non-permitted construction work and a change in occupancy at 997 North Bruce Street was issued. The case remains active

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<i>Pre-Application Meeting</i>	
09/14/16	Staff met with the applicant and reviewed the requirements for a Major Amendment to previously approved Site Development Plan Review (SDR-60891) and Special Use Permit (SUP-61367) for a proposed 3,400 square-foot expansion to the site.

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

<i>Field Check</i>	
09/26/16	Staff visited the site and found no issues with the non-profit operation. The site is suitable for the proposed building and the surrounding neighborhood.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.02

<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	Social Service Provider	MXU (Mixed Use)	C-V (Civic)
North	Senior Citizen Apartments	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
South	Private Club, Lodge or Fraternal Organization	MXU (Mixed Use)	C-V (Civic)
East	Single Family, Dwelling	L (Low Density Residential)	R-1 (Single-Family Residential)
West	Private Museum	C (Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown North Land Use Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS*Pursuant to Title 19.10.020, the following standards are proposed:*

<i>Standard</i>	<i>Proposed</i>
Min. Setbacks	
• Front	55 Feet
• Side	40 Feet
• Corner	20 Feet
• Rear	132 Feet
Min. Distance Between Buildings	10 Feet
Max. Lot Coverage	28.0 %
Max. Building Height	40 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened

Pursuant to Title 19.10, 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 110	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
• South 78	1 Tree / 20 Linear Feet	23 Trees	23 Trees	Y
• East 130	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West 130	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		70 Trees	70 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	5 Trees	N*

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		10 Feet	N**
• South	8 Feet		8 Feet	Y
• East	15 Feet		10 Feet	N**
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

* An Exception has been requested with approved Site development Plan Review (SDR-60891)

**A Waiver has been requested with approved Site development Plan Review (SDR-60891)

<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>
Bruce Street	Secondary Collector Street	Planned Streets and Highways Map	80	Y
Gragson Avenue	Minor Collector Street	Planned Streets and Highways Map	60	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	
Office	35,051	1 per 300 SF	117				
Warehouse	17,483	1 per 1000 SF	18				
Banquet Facility	3,030	1 per 100 SF	31				
TOTAL SPACES REQUIRED			166		96		N*
Regular and Handicap Spaces Required			160	6	92	4	Y*
Loading Spaces		3		3		Y	
Percent Deviation				42%			

*A Special Use Permit for an Alternative Parking Standard has been submitted with this project.

**With approval of the Special Use Permit, the handicap parking is in conformance.