



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WELLS FARGO BANK

** STAFF RECOMMENDATION **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-48152	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-48152 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SD-0026-97) 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, 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.A Drainage Study update must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways recommended in the approved drainage study update.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is request a Site Development Plan Review for a proposed 1,044 square-foot addition to the rear of an existing 4,821 square-foot Financial Institution, General (Bank). The proposed addition is located at the east end of the building and will feature a seamless finish with the existing façade. There are no changes to the building height, front and side setbacks, or the existing perimeter landscaping. Staff recommends approval of this request, as the proposed expansion remains compatible with the surrounding commercial development.

ISSUES

- The proposed 1,044 square-foot expansion of the 4,821 square-foot building constitutes an approximate 22% increase in the original floor plan approved by Site Development Plan Review (SD-0026-97). Per Title 19.16.100(H)(2), this constitutes a Major Amendment to an approved Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/26/62	The Board of City Commissioners approved the rezoning of this property to C-2 (General Commercial).
12/04/97	Staff administratively approved a request for a Site Development Plan Review (SD-0026-97) on property located approximately 300 feet south of Charleston Boulevard on Las Vegas Boulevard, South for a proposed 4,821 square-foot banking facility.

<i>Most Recent Change of Ownership</i>	
09/19/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/10/98	A building permit (#98-002703) was issued for a new bank building at 1121 South Las Vegas Boulevard. A final inspection was completed on 05/13/98.
06/15/98	A business license (#B03-00124) issued for a Bank at 1121 South Las Vegas Boulevard. This license is active.

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<i>Pre-Application Meeting</i>	
01/10/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Major Amendment to the approved Site Development Plan Review (SD-0026-97), as the proposal is greater than 10% of the floor area for the previous approval.

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

Field Check	
01/31/13	Staff visited the site and found a well maintained commercial property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.10

<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	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
North	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
South	Motel	C (Commercial)	C-2 (General Commercial)
	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mini-Storage Facility	C (Commercial)	P-R (Professional Office and Parking)
West	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
John S. Park Historic Neighborhood	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan – Downtown South District	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A

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Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Downtown Centennial Plan, the following standards apply:

Standard	Required/Allowed	Provided
Min. Setbacks • Front • Side • Rear	70% of façade along property line N/A N/A	94 Feet 20 Feet 140 Feet
Max. Lot Coverage	N/A	13 %
Max. Building Height	N/A	24 Feet

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Recommended Parking		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution, General (Bank)	5,865 SF	1:200 SF					
TOTAL SPACES REQUIRED			30		50		
Regular and Handicap Spaces Required			28	2	48	2	Y

ANALYSIS

The proposed 1,044 square-foot expansion is located at the rear of an existing 4,821 square-foot Financial Institution, General (Bank), which was originally entitled by Site Development Plan Review (SD-0026-97). Because the proposed expansion exceeds a 10 percent expansion of the existing building floor area, a Major Amendment to the approved Site Development Plan Review (SD-0026-97) is required.

The existing building predates the effective date of the Las Vegas Downtown Centennial Plan and does not conform to the requirement to have 70 percent of the front building facade align along the front property line; however, the proposed expansion does not affect the front or side setbacks, building height, or perimeter landscaping. The proposed elevations and materials are specified to match the existing structure and minimal alteration to the site is proposed.

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The net result of the proposed expansion consists of a loss of four parking spaces adjacent to the rear of the building and a new gross floor area of 5,865 square feet. There are 50 remaining parking spaces where 30 spaces are now required.

Staff recommends approval of this request, as there is no change in use and the proposed expansion remains harmonious and compatible with the surrounding development.

FINDINGS (SDR-48152)

In order to approve a Site Development Plan 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;

This proposal is consistent with the surrounding commercial and office uses and provides a suitable infill project for the developable portion of the parcel.

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 consistent with the C (Commercial) General Plan land use designation and the C-2 (General Commercial) zoning district development standards. The

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

Primary site access is from Las Vegas Boulevard with secondary access provided from Charleston Boulevard, via a cross access agreement. There are no proposed changes to the site access and the proposed development will not increase traffic demands from current levels.

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

The building materials are specified to match the existing façade of the bank and the only proposed change to the site landscaping is a minor relocation of trees in the parking lot.

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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 elevations and design characteristics of the proposed expansion remain consistent with the existing bank's design while retaining the orderly and aesthetically pleasing environment. The proposed expansion is in context with the neighboring light commercial and office developments and is sensitive to the nearby residential properties to the southeast.

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

The proposed expansion will be subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 324

APPROVALS 0

PROTESTS 0