



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 318 SAHARA VENTURE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-73865	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 173

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

SDR-73865 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, landscape plan, and building elevations, date stamped 07/02/18, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot landscape buffer width along portions of the north property line, and a zero-foot landscape buffer width along portions of the south property line.
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. 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.
7. A revised site plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a building permit to depict handicap accessible parking in conformance with Title 19.08.110 and 19.18.030.
8. The Trash Enclosure shall be constructed in accordance with Title 19.08.040(E)(4)(b).
9. All Mechanical and Electrical equipment shall be screened in accordance with Title 19.08.040(E)(4)(c).

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10. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan, one tree with four shrubs for every six uncovered parking spaces, plus one tree at the end of each row of parking spaces.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request to construct a commercial pad building with a proposed restaurant and general retail use at 4980 West Sahara Avenue.

ISSUES

- Waivers of Title 19.08.080 are requested to allow reduced landscape buffer widths along portions of the north and south property lines. Staff supports the request.
- The submitted site plan depicts two handicap accessible parking spaces where three are required. A condition of approval has been added to provide an additional handicap parking space.

ANALYSIS

Site Development Plan Review (SDR-63916) was approved by the Planning Commission on 05/10/16 to allow a 40,188 square-foot medical office building and hospital on property adjacent to the north of the subject parcel. The applicant is proposing to construct a 6,345 square-foot commercial pad building on the adjacent parcel to the south, incorporating a portion of the parcel to the north. Per the submitted justification letter, the applicant intends to purchase the incorporated property to the north from the owner in order to remap the parcels. The adjacent acreage to the north, which will be bought, is currently undeveloped. In the interim, a cross access agreement between the two properties has been submitted for the record.

The submitted floor plan depicts 2,850 square feet dedicated to the restaurant use, including 350 square feet labeled as an outdoor dining area. The proposed general retail use will occupy a 3,845 square-foot tenant space. The parking analysis depicts 64 parking spaces will be provided where 60 are required. However, the site plan only depicts two handicap accessible parking spaces where three are required. A condition of approval has been added to provide a revised site plan depicting conformance to Title 19 requirements.

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The submitted elevation plans depict a southwest modern style building utilizing a colorful earth tone palette which is compatible with the surrounding development in the area. The exteriors of the building will be accented by cultured stone veneers, split face concrete block, decorative metal awning/banding, standing seam metal roofing, metal solar shading louvers and aluminum store front.

The applicant has requested Waivers of Title 19.08.080 to allow reduced landscape buffer widths along portions of the north and south property lines. In particular, the applicant requests a five-foot landscape buffer width along a portion of the north property line and a zero-foot landscape buffer width along a portion of the south property line. Staff finds the request to be reasonable due to the proposed property line abutting an interior parking lot and the existing interior block wall located along portions of the subject property line.

The proposed landscape materials for both the landscape buffers and the parking lot landscape islands are appropriate for a desert climate and include trees such as the Mexican Palo Verde, African Sumac, Shoestring Acacia and Holly Oak. A combination of shrubs including the Texas Ranger, Feathery Cassia and Prostrate Rosemary are proposed for the landscape buffers and parking lot islands.

Staff finds the proposed restaurant and general retail use to be appropriate and compatible with the existing and future development in the area. The requested landscape buffer widths will have minimal impact on the overall development; therefore, staff is recommending approval with conditions of this application.

FINDINGS (SDR-73865)

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 subject site is currently surrounded by commercial uses such as an office building, shopping center, motor vehicle sales, new and used use, and a hospital. The proposed development is compatible with adjacent development in the area.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed restaurant and general retail use building is consistent with the General Plan designation of MXU (Mixed-Use) and the design standards and requirements set forth by Title 19.08 and 19.12; staff recommends approval of this application with conditions.

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

Site access is provided by Sahara Avenue and Decatur Boulevard, both 100-foot right-of-ways which are adequate to service the proposed restaurant and general retail use.

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

The proposed building and landscape materials are appropriate for a desert climate.

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 provided building elevations are visually interesting and compatible with the existing adjacent development.

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

Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
03/28/16	Staff approved a request for a Technical Review of a Three-Lot Merger and Resubdivision Parcel Map on 5.29 acres at the northwest corner of Sahara Avenue and Decatur Boulevard. The mylars were released for recordation on 04/05/16. The map recorded with Clark County on 04/12/16.
05/10/16	The Planning Commission approved Site Development Plan Review (SDR-63916) for a proposed 70-foot tall, two-story, 40,188 square-foot hospital and medical office building on 5.31 acres at the northwest corner of Sahara Avenue and Decatur Boulevard. Staff recommended approval.

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Most Recent Change of Ownership	
08/29/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/20/17	Business License (#G65-04405) was issued for a hospital use at 4980 West Sahara Avenue. The license remains active.

Pre-Application Meeting	
06/14/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	

Field Check	
07/03/18	Staff conducted a routine field check and found an undeveloped lot. There were no issues noted.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
North	Hospital	MXU (Mixed Use)	C-2 (General Commercial)
South	Gas Station - Clark County	CG (Commercial General) - Clark County	C-2 (General Commercial) – Clark County

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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>
East	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Motor Vehicle Sales, New and Used	MXU (Mixed Use)	C-2 (General Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

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	125 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	63 Feet	Y
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	40 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	N/A	27 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	By Condition
Mech. Equipment	Screened	Screened	By Condition

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Pursuant to Title 19.08, 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	1 Tree / 20 Linear Feet	9 Trees	18 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	10 Trees	Y
• West	1 Tree / 20 Linear Feet	9 Trees	13 Trees	Y
TOTAL PERIMETER TREES		33 Trees	54 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	14 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		5 - 8 Feet	*N
• South	8 and 15 Feet		0 - 15 Feet	*N
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y

*The applicant has requested a Waiver to allow reduced landscape buffer widths along portions of the north and south property lines.

<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>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

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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	
Restaurant (Public Seating Area, including outdoor dining)	1,515 SF	1:50 SF	31				
Restaurant (Total remaining GFA)	1,335 SF	1:200 SF	7				
General Retail, other than listed	3,845 SF	1:175 SF	22				
TOTAL SPACES REQUIRED			60		64		Y
Regular and Handicap Spaces Required			57	3	62	2	*N
Loading Spaces	6,345 SF	1: Less than 10,000 SF	1		1		Y

*The submitted site plan depicts two handicap accessible parking spaces where three are required. A condition of approval has been added to provide an additional handicap parking space.

Waivers		
Requirement	Request	Staff Recommendation
Provide eight-foot landscape buffer widths for interior lot lines	To provide five and zero-foot landscape buffer widths along portions of the north and south property lines respectively.	Approval