



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ARTEAGA'S CONCRETE INC. - OWNER: C & J PRIME INVESTMENTS INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-73507	Staff recommends APPROVAL, subject to conditions:	
SDR-73508	Staff recommends APPROVAL, subject to conditions:	SDR-73507

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 90 - SDR-73507 and SDR-73508

PROTESTS 0 - SDR-73507 and SDR-73508

APPROVALS 0 - SDR-73507 and SDR-73508

**** CONDITIONS ****

SDR- 73507 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73508) 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 date stamped 05/23/18, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north, south and east property lines.
5. An Exception from Title 19.08 to allow no landscape islands are trees within the parking lot area is hereby approved.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.

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9. 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, 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for each required shade tree within the landscape buffer adjacent to Highland drive.
10. Revised elevations shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit to reflect all sides of a building shall be coherently designed and treated with a consistent level of detailing and finish is required for all sides of a building in compliance with Title 19.08.
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. Dedicate right-of-way for Highland Drive where such does not for a total half-street width of 40 feet prior to the issuance of any permits.
14. Construct all incomplete half-street improvements (sidewalk and streetlights) on Highland Drive per current City of Las Vegas standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Remove all unused driveways and correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Highland Drive adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
16. Any proposed plumbing fixtures shall be connected to the sanitary sewer. No wastewater holding tanks are permitted.

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17. 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.
18. Landscape and maintain all unimproved right-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.
19. Submit a License Agreement for landscaping and private improvements in the Highland Drive right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702 229 4836).
20. The proposed gate shall remain open during normal business hours.
21. No trees or landscaping over 3 feet tall, and no structures of any kind, are allowed within the existing public sewer easements reserved by documents 900302:00686 and 900302:00687 and shown on Parcel Map Book 122 Page 50. This may require modification to the proposed locations for the trash enclosure, perimeter landscaping along Highland Drive and the gated entry at the north end of the site.
22. 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.

SDR-73508 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73507) 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 date stamped 05/23/18, and building elevations date stamped 07/12/18, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north, south and east property lines.
5. An Exception from Title 19.08 to allow no landscape islands are trees within the parking lot area.
6. All necessary building permits shall be obtained and final inspections shall be completed within 90 days of final approval in compliance with Title 19 and all codes as required by the Department of Building and Safety for the temporary structure [trailer], fencing and block wall.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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, 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for each required shade tree within the landscape buffer adjacent to Highland drive.

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9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Any proposed plumbing fixtures shall be connected to the sanitary sewer. No wastewater holding tanks are permitted.
13. No trees or landscaping over 3 feet tall, and no structures of any kind, are allowed within the existing public sewer easements reserved by documents 900302:00686 and 900302:00687 and shown on Parcel Map Book 122 Page 50. This may require modification to the proposed locations for the trash enclosure, perimeter landscaping along Highland Drive and the gated entry at the north end of the site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for concurrent Site Development Plan Reviews to allow a Contractor's Plant and Storage Yard to operate the office duties of the facility out of a temporary construction trailer initially, and then move the office to a permanent 200 square foot office building once the office building is constructed at 2550 and 2560 Highland Drive.

ISSUES

- Utility easements adjacent to the north and east property lines prevent permanent structures from being constructed and the planting of trees within these easements.
- A waiver is requested to allow a zero-foot wide landscape buffer adjacent to the north, south, and east property lines. Staff supports this Waiver request.
- A Waiver is requested to allow a portion of the existing landscape buffer to remain at 5 feet where 15 feet is required. Staff supports this request.
- An Exception is requested to allow zero landscape islands within the parking lot where two are required. Staff supports this request.

ANALYSIS

At the discretion of the City Council, a Site Development Plan may be approved, concurrent with other development approval, to allow a temporary development to be constructed without expunging or invalidating an active, unexpired Site Development Plan. The temporary development is intended as an interim use for a limited period of time. In this instance, the temporary use will run concurrently with the permanent land use and both will expire in two years. The applicant is requesting two, Site Development Plan Reviews to allow the existing concrete supply yard to continue operating from a temporary construction trailer while a permanent office building is constructed at 2550 Highland Drive.

Adjacent to the northern and eastern property line of the subject site is a public sewer easement that prevents the construction of a permanent structure, and the planting of trees. The applicant has requested a Waiver to allow for a zero-foot wide landscape buffer along both property lines which staff supports. Staff notes the trash enclosure may also need to be relocated due to this public sewer easement, but due to no

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residentially zoned property within the immediate area, relocating the trash enclosure if necessary will not create a conflict. In addition, an existing screen wall was constructed along the southern property line. If a landscape buffer was installed, it would not be visible, nor serve the intent of a landscape buffer to soften the appearance of a screen wall from the exterior of the site. The applicant is also requesting a Waiver of this standard which staff supports as well. The applicant has proposed to plant trees adjacent to the western property line (Highland Drive), and staff has added a recommended Condition of Approval to ensure shade trees are planted every 20 linear feet with the appropriate amount of shrubbery. Due to the existing conditions along this western property line, including a fence and varying widths within the existing landscape buffer area, the applicant has requested a Waiver to allow portions of the landscape buffer to be five feet, which staff supports.

Staff has added the recommended condition to Site Development Plan Review (SDR-73507) for the applicant to meet with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots, if necessary prior to the construction of the permanent office structure. If it is determined that the two parcels will need to be re-mapped into one, then one of the subject parcels will require a General Plan Amendment as they both currently have different General Plan Designations. Most recently, the site was recorded as a one-lot parcel map (PMP-69611) on 1.36 acres at the southeast corner of Westwood Drive and Highland Drive.

The subject site currently contains two Off-Premise Signs (billboards). The first, Special Use Permit (U-0265-94), approved by the City Council on December 21, 1994 is located on the northern portion of the site at 2550 Highland Drive, within APN 162-09-110-019. The second, Special Use Permit (U-0055-95), approved by the City Council on June 21, 1994 is located on the southwestern portion of the site at 2560 Highland Drive, within APN 162-09-110-020. While both off-premise signs are not within the exclusionary zone, the off-premise sign located within APN 162-09-110-020 is within 660 feet of Interstate 15, and more than 300 feet from the off-premise sign on APN 162-09-110-019. It is the intention of the property owner to maintain the off-premise signs while the Contractor's Plant, Shop & Storage Yard operates on the subject site. Both off-premise signs are scheduled for a Required Review of their respective Special Use Permits in October and November of this year (2018). As a Condition of Approval of both previously approved Special Use Permits (U-0265-94 and U-0055-95), if the land uses (billboards) are deemed to be no longer compatible, and/or not maintained properly, the City Council may require either or both off-premise signs to be removed.

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In addition to the two off-premise signs, the site also contains a Wireless Communication Facility (non-stealth monopole) located on the far eastern portion of 2560 Highland Drive (APN 162-09-110-020) there are no related land entitlement for the Wireless Communication Facility (non-stealth monopole). Building permits related to the wireless communication facility are dated as far back as 1991, prior to the adoption of Title 19 land use requirements for wireless communication facilities.

The site is zoned for an industrial use and operates as such. The applicant has proposed a development that will improve the subject site in accordance with today's development standards set forth by Title 19, and staff is recommending approval of both Site Development Plan Reviews with conditions. If denied, the site will continue to operate as is.

FINDINGS (SDR-73507 and SDR-73508)

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 compatible with development in the area as it is an industrially zoned parcel surrounded by other industrially zoned properties and a utility substation to the east.

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

The proposed development is consistent with the M (Industrial) zoning district requirements set forth by Title 19, except where utility easements restrict the site.

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

The site is accessed via a driveway from Highland Drive and does not negatively impact the adjacent roadway.

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

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Building and landscape materials are appropriate for the area and staff has added a recommended Condition of Approval to ensure shade trees are planted adjacent to Highland Drive.

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 construction trailer is typical of a construction site, and staff has added a recommended Condition of Approval to ensure the elevations of the proposed permanent structure create an orderly environment and are harmonious with development in the area.

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

The proposed development, both temporary and permanent is subject to regular inspections by multiple governmental agencies ensuring the public's health, safety, and general welfare are protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved a request for a Special Use Permit (U-0265-94) for a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive. The Board of Zoning Adjustment recommended approval.
06/21/95	The City Council approved a request for a Special Use Permit (U-0055-95) for a 14-foot by 48-foot Off-Premise Advertising Sign within APN 162-09-110-020. The Board of Zoning Adjustment recommended approval.
02/16/00	The City Council approved a five-year Required Review [U-0265-94(1)] of an approved Special Use Permit (U-265-94) which allowed a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive.
08/16/00	The City Council approved a five-year Required Review [U-0055-95(1)] of an approved Special Use Permit (U-0055-95) which allowed a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2560 Highland Drive. The Planning Commission recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/03/02	The City Council approved a two-year Required Review [U-0265-94(2)] of an approved Special Use Permit (U-265-94) which allowed a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive.
07/07/04	The City Council approved a request for a two-year Required Review (RQR-4243) of an approved Special Use Permit (U-0265-94) which allowed a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change future land use designations of various parcels located within the proposed Las Vegas Redevelopment Plan Area and the proposed Redevelopment Plan Expansion Area to C (Commercial), MXU (Mixed Use), LI/R (Light Industry/Research), and PF (Public Facilities). The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a request for a two-year Required Review (RQR-22324) of an approved Special Use Permit (U-0265-94) which allowed a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive. The Planning Commission and staff recommended approval.
10/20/10	The City Council approved a request for a Required Review (RQR-39106) of an approved Special Use Permit (U-0265-94) which allowed a 55-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 2550 Highland Drive. The Planning Commission and staff recommended approval.
11/18/10	Staff administratively approved a request for a Minor Site Development Plan (SDR-39835) to remove three existing antennas; install three new antennas, and six remote radio units at the 60-foot centerline of an existing wireless communication facility, non-stealth design (monopole) located at 2560 Highland Drive.
03/08/11	Staff administratively approved a request for a Minor Site Development Plan (SDR-40760) to install three six new panel antennas, three radio remote modules, and one COVP at the 37-foot centerline of an existing 60-foot tall wireless communication facility; and one GPS antenna near the base of the wireless communication facility, non-stealth design (monopole) located at 2560 Highland Drive.
11/20/13	The City Council approved a request for a Required Review (RQR-50144) of an approved Special Use Permit (U-0265-94) for a 55-foot tall, 14-foot by 48-foot off-premise sign at 2550 Highland Drive. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
03/16/17	Staff administratively approved a Conditional Use Verification (CUV-69507) for modifications to an approved wireless communication facility located at 2560 Highland Drive.
06/30/17	A Parcel Map (PMP-69611) was recorded for a one-lot parcel map on 1.36 acres at the southeast corner of Westwood Drive and Highland Drive.
10/01/18	A five-year Required Review (RQR-73975) is scheduled to review approved Special Use Permit (U-0265-94) for a 55-foot tall, 14-foot by 48-foot off-premise sign at 2550 Highland Drive.
11/21/18	A five-year Required Review (RQR-73209) is scheduled to review approved Special Use Permit (U-0055-95) for a 40-foot tall, 14-foot by 48-foot off-premise sign at 2560 Highland Drive.

<i>Most Recent Change of Ownership</i>	
07/15/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/07/16	A business license (G64-02100) was issued for a concrete batch plant) at 2550 Highland Drive. The license is active as of 08/05/18.
01/31/17	A building permit (PRC-68846) was issued for a block wall with ornamental iron at 2550 Highland Drive. The permit is open as of 08/05/18.
02/28/17	A building permit (C-336835) was issued for a temporary power pole at 2550 Highland Drive. The permit received its final inspection on 03/31/17.
04/24/18	A building permit application (C18-01646) was submitted for on-sites and a trash enclosure at 2550 Highland Drive. The application remains under review.
	A building permit application (C18-01648) was submitted for a block wall at 2550 Highland Drive. The application remains under review.
	A building permit application (C18-01647) was submitted for a 528 square-foot modular building at 2550 Highland Drive. The application remains under review.

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Pre-Application Meeting	
05/14/18	Staff conducted a pre-application meeting where the submittal requirements for concurrent Site Development Plan Reviews were discussed.

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

Field Check	
07/03/18	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	1.40

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Contractor's Plant, Shop & Storage Yard	C (Commercial) LI/R (Light Industrial/Research)	M (Industrial)
North	Right-of-Way	Right-of-Way	Right-of-Way
South	Liquor Establishment (Tavern)	LI/R (Light Industrial/Research)	M (Industrial)
East	Utility Installation	PF (Public Facilities)	C-V (Civic)
West	Office, Other Than Listed	LI/R (Light Industrial/Research)	M (Industrial)
	Right-of-Way	C (Commercial)	M (Industrial)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 175 Feet	Y

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	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, following standards apply:***

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	168 Feet	Y
Min. Setbacks			
• Front	10 Feet	19 Feet	Y
• Side	10 Feet	90 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	0 Feet	32 Feet	Y
Max. Building Height	Residential Adjacency	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

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	3 Trees	Zero Trees	N*
• South	1 Tree / 20 Linear Feet	14 Trees	Zero Trees	N*
• East	1 Tree / 20 Linear Feet	15 Trees	Zero Trees	N*
• West	1 Tree / 20 Linear Feet	19 Trees	19 Trees	By Condition
TOTAL PERIMETER TREES		51 Trees	19 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	Zero Trees	N**

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		Zero Feet	N*
• South	8 Feet		Zero Feet	N*
• East	8 Feet		Zero Feet	N*
• West	15 Feet		5 Feet	N*

*Due to multiple utility easements the applicant is unable to provide landscape buffers with trees and has asked for a Waiver which staff supports.

**The applicant has requested an Exception to not provide parking lot landscape islands. Staff supports this request.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Highland Drive	Collector Street	Master Plan of Streets & Highways	68	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	
Contractor's Plant, Shop & Storage Yard	200 SF	1:500	1				
TOTAL SPACES REQUIRED			1		6		Y
Regular and Handicap Spaces Required			1	1	5	1	Y

Las Vegas Valley Water District Comments:

162-09-110-019	APN 162-09-110-019 is currently served by LVVWD but does not have the required backflow prevention per NAC 445A.67195. Civil plans will need to be submitted to LVVWD for backflow retrofit.
162-09-110-020	

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
An eight-foot wide landscape buffer adjacent to interior lot lines.	To allow zero-foot wide landscape buffers adjacent to the north, south, and east property lines.	Approval
A 15-foot wide landscape buffer adjacent to right-of-way.	To allow portions of the western landscape buffer to be reduced to five feet in width where 15 feet is required.	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Interior landscape islands shall be provided at the end of each row of parking spaces at a ratio of one landscape island for every six parking spaces.	To provide no interior parking lot landscape islands or landscaping (trees).	Approval