



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 10, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: OMNINET 3300 SAHARA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-73533	Staff recommends APPROVAL, subject to conditions:	N/A

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 372

PROTESTS 1

APPROVALS 0

**** CONDITIONS ****

SDR-73533 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR -64484) shall be required, except as amended herein.
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, and landscape plan, date stamped 05/24/18, 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. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-64484) to allow a four-foot wide landscape buffer along a portion of the south property line where 15 feet is required at the northwest corner of Sahara Avenue and Spanish Oaks Drive.

ISSUES

- On 08/03/16, the City Council approved Site Development Plan Review (SDR-64484) for a parking lot expansion and reconfiguration with Waivers of the perimeter landscape buffers which allowed a 10-foot wide landscape buffer adjacent to the south property line.
- On 01/03/17, a building permit (#332307) was issued for the parking lot remodel. The permit has not been finalized due to the reduction of the landscape buffer from 10 feet to four feet along the south perimeter as the result of adding the ADA ramp.

ANALYSIS

The subject site is located in the C-1 (Limited Commercial) zoning district, which contains an existing Office, Other Than Listed development. The site contains five existing office buildings with a total of 237,579 square feet. On 08/03/16, the City Council approved Site Development Plan Review (SDR-64484) for a parking lot expansion and reconfiguration with waivers of the perimeter landscape buffers which allowed a 10-foot wide landscape buffer where 15 feet is required. All landscape buffer planting materials (trees and shrubs) have been planted in accordance with the provided landscape plan for this amendment, with the reduced planter width.

Due to the grade difference between Sahara Avenue and the subject property, an ADA ramp was installed within the landscape buffer that is parallel to the public right-of-way. The installation of the ADA ramp within the required landscape buffer along the south perimeter further reduces the landscape buffer area width to four feet where it was previously granted a waiver for a 10-foot wide landscape buffer under Site Development Plan Review (SDR-64484). Due to this reduction of the landscape buffer, building permit (#332307) has yet to be finalized.

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The applicant is requesting a Major Amendment to Site Development Plan Review (SDR-64484), to allow a four-foot wide perimeter landscape buffer along a portion of the south property line where 10 feet was originally approved. The parking lot expansion and reconfiguration is mostly complete, with the exception of the reduced landscape buffer width. The reduction of a portion of the south perimeter landscape buffer requires a Major Amendment to SDR-64484 to allow the applicant to finalize building permit (#332307). The proposed modification is compatible with adjacent development and development in the area; therefore, staff recommends approval with conditions.

FINDINGS (SDR-73533)

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 modification is compatible with adjacent development and 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 landscape buffer width is not consistent with Title 19.08 Landscape Buffers, but is consistent with the remaining requirements set forth by Title 19.08.

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

Primary site access is from Sahara Avenue, a 150-foot Primary Arterial and Spanish Oaks Drive, a 75-foot local street. Both roadways provide adequate capacity to serve the existing development, and site access and circulation does not negatively impact these adjacent roadways.

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

No building materials are proposed as part of this application and the previously approved landscape materials remain appropriate for the area.

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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 reduced width of the landscape buffer does not create an unsightly or undesirable appearance as the required planting materials (trees and shrubs) have been installed as planned.

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

The proposed parking lot expansion and reconfiguration will be subject to plan check review and inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/26/79	The Board of City Commissioners approved a request for reclassification of property located between West Oaky Boulevard on the north, West of Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses from R-1 and R-3 to R-PD6, R-4 and C-1). The Planning Commission recommended approval.
02/15/84	The City Council approved on a request for a Plot Plan Review (Z-0066-73) on property generally located on the northwest corner of Sahara Avenue and Spanish Oaks Drive.
04/16/16	A Code Enforcement case (#165567) was processed for landscape issues along Spanish Oaks Drive at 3300 West Sahara Avenue. The case was resolved on 06/25/16.
08/03/16	The City Council approved a request for a Site Development Plan Review (SDR-64484) for a proposed parking lot expansion and reconfiguration with Waivers of the perimeter landscape buffer to allow 10 feet to the south and five feet to the east where 15 feet is required at the northwest corner of Sahara Avenue and Spanish Oaks Drive. The Planning Commission and staff recommended denial.
11/29/17	A Code Enforcement case (#184492) was processed for the parking not meeting the approved Site Development Plan Review (SDR-64484) conditions at 3300 West Sahara Avenue. The case has been resolved since application SDR-73533 has been submitted.

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Most Recent Change of Ownership	
10/24/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/29/85	A building permit (#7407) was issued for an Office Building at 3300 West Sahara Avenue. The permit was finalized on 12/09/86.
04/29/85	A building permit (#7407-7) was issued for a Parking Garage and Office Building at 3320 West Sahara Avenue. The permit was finalized on 12/31/86.
04/29/85	A building permit (#5590-2) was issued for an Office building at 3340 West Sahara Avenue. The permit was finalized on 09/28/87.
	A building permit (#7407-6) was issued for an Office building at 3360 West Sahara Avenue. The permit was finalized on 08/04/87
	A building permit (#7407-1) was issued for an Office building at 3350 West Sahara Avenue. The permit was finalized on 09/03/87.
01/03/17	A building permit (#332307) was issued for the parking lot remodel at 3380 West Sahara Avenue. The permit is currently active.

Pre-Application Meeting	
05/08/18	Staff conducted a pre-application meeting where the submittal requirements for a Site Development Plan Review application were discussed.

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

Field Check	
05/31/18	Staff conducted a routine site visit and found the subject property to be a well maintained commercial development with parking lot expansion

Details of Application Request	
Site Area	
Net Acres	9.42

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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	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	C (Commercial)	C-1 (Limited Commercial)
South	General Retail Store, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
	Office, Other than Listed		
East	Office, Medical, Dental	C (Commercial)	C-1 (Limited Commercial)
	Office, Other than Listed		
	General Retail Store, Other than Listed		
West	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
	Financial Institution, General		

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	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, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• South	1 Tree / 30 Linear Feet	14 Trees	25 Trees	Y
• East	1 Tree / 30 Linear Feet	8 Trees	8 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		27 Trees	38 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	16 Trees	23 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South		15 Feet	4 Feet	N**
• East		15 Feet	5 Feet	Y*
• West		15 Feet	8 Feet	Y

**The Waivers of Title 19.08.070 landscape buffer requirement to allow a five-foot landscape buffer along the east perimeter of the subject site where 15 feet is required, has been approved per SDR-64484.*

***A Waiver has been requested as part of this review to allow a reduced landscape buffer width.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	120	Y
Spanish Oaks Drive	Local	N/A	63	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	Parking Ratio	Required		Provided		Compliance
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	237,579 SF	1/300 SF	792				
TOTAL SPACES REQUIRED			792		828		Y
Regular and Handicap Spaces Required			776	16	804	24	Y