City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-23906 - APPLICANT: BRESLIN BUILDERS - OWNER: 521 SOUTH THIRD, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 08/14/07, except as amended by conditions herein.

3. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: the two required trees within the amenity zone portion of the required streetscaping along South Third Street shall be shade trees as required by the Downtown Centennial Plan – Office Core district standards for Streetscape Standards – North-South Streets.

4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.

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

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; comply with the recommendations of the City Surveyor.

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of 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.

12. Landscape and maintain all unimproved right-of-way on 3rd Street 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.

13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the 3rd Street public right-of-way adjacent to this site prior to occupancy of this site.

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 10,241 square-foot, three-story office building and parking garage on 0.16 acres at 521 South Third Street. The project proposes to site a new professional office building within the Office Core district of the Downtown Centennial Plan.

The applicant indicates that the proposed office building is meant to employ approximately ten people and that the provided 11 enclosed parking spaces will be sufficient for this development. The proposed development is in keeping with the Downtown Centennial Plan and on-going development in this area; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/22/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-2207) for a proposed commercial parking lot located on the east side of Third Street, approximately 115 feet north of Bonneville Avenue. Included in the request were waivers to several design standards of the Las Vegas Downtown Centennial Plan. Staff recommended approval.
Related Building Permits/Business Licenses	
There are no relevant building permits of business licenses associated with the subject site.	
Pre-Application Meeting	
07/26/07	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. It was noted that streetscaping must be shown on the site plan and that no on-site landscaping would be required as the project proposes a zero setbacks to the property lines.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Field Check	
09/11/07	The Department of Planning and Development conducted a site visit that found that this is an undeveloped lot .

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	Government Facility (Parking Lot)	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Live/Work Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Centennial Plan addresses certain site development standards, which are detailed below:

Pursuant to the Downtown Centennial Plan, the following development standards apply to the subject proposal:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	n/a	7071 SF	n/a
Min. Lot Width	n/a	50 Feet	n/a
Min. Setbacks			
• Front	0 Feet for Min. 70%	0 Feet	Y
• Side	n/a	0 Feet	n/a
• Corner	0 Feet for Min. 70%	0 Feet	Y

• Rear	n/a	0 Feet	n/a
Max. Lot Coverage	Unlimited	100%	Y
Max. Building Height	n/a	67.5 Feet	n/a
Mech. Equipment	Screened	Screened	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
North/South Street (South Third Street)	1 Shade Tree @ 30' O.C. Maximum (min. 25' height) 2 Shade Trees	2 Palm Trees Planted Approximately 28 Feet O.C.	N *
Right-of Way Improvements	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	5-foot Amenity Zone and 10-foot Sidewalk	Y

* A condition of approval has been added to this review that the required technical landscape plan indicate two shade trees instead of the two palm trees indicated on the site plan, date stamped 08/14/07, within the amenity zone portion of the streetscaping as required by the Downtown Centennial Plan – Office Core district standards for Streetscape Standards – North-South Streets for Third Street north of Charleston Boulevard.

Pursuant to Title 19.04 and 19.10*, the following parking standards apply:

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	10,241 SF	1 Space / 300 SF of GFA	33 Spaces	2 Spaces	10 Spaces	1 Spaces	Y *
TOTAL (including handicap)	10,241 SF		35 Spaces		11 Spaces		Y *

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a C (Commercial) land use designation. The C (Commercial) designation allows uses comparable to the following land use categories: O (Office), SC (Service Commercial), and GC (General Commercial). The proposed use is in compliance with the land use designation. The parcel is zoned C-2 (General Commercial). The proposed use is permissible in a C-2 (General Commercial) zoning district which is compatible with the C (Commercial) General Plan designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the C (Commercial) designation.

This site is with in the Live/Work Overlay district. The proposed development will not offer any housing options and therefore the project is not impacted by the Live/Work standards as outlined in Title 19.06.130.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Office Core district. This district, which contains a concentration of legal and court-related professional functions, is the primary focus of the District. It is bound by the eastern edge of the Union Pacific Railroad right-of-way on the west, the centerline of Bridger Avenue between the tracks and properties on the west side of Las Vegas Boulevard on the north, the western property line of properties on Las Vegas Boulevard to Garces on the east, and the centerline of Garces Avenue on the south. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is an undeveloped site with an overlay height limitation of 200 feet and is allowable construction without a special use permit pursuant to Title 19.06.080, as the proposed building at 67.5 feet is below the height limitation established for this area of the map.

The proposed request will site a three-story office building with ground level garage parking, offices on the second and third floors and an outdoor amenity area on the roof.

- Site Plan

  The site plan for the proposed office building is in compliance with the standards of the Downtown Centennial Plan's Office Core district standards. The building will be built to the property lines and the parking shall be accessed from a garage entry gate off of the alleyway east of the property.

  The site plans call for a total of 11 parking spaces to be provided within the structure. The typical parking requirement for an office building of this size is 35 parking spaces; however, as mentioned above the Downtown Centennial Plan does not require the automatic application of the parking standards. The applicant indicates that the proposed building is being programmed for approximately ten employees. Staff finds that due to the limited staffing and proximity to alternative parking location within the downtown area, the 11 parking spaces are appropriate.

- **Landscape Plan**

  The proposed development has 100 percent lot coverage; therefore no on-site landscaping is provided. The required streetscaping consists of two street trees to be planted with the five-foot amenity zone along Third Street. A condition of approval has been added to this review that the required technical landscape plan indicate two shade trees instead of the two palm trees indicated on the site plan, date stamped 08/14/07, within the amenity zone portion of the streetscaping as required by the Downtown Centennial Plan – Office Core district standards for Streetscape Standards – North-South Streets for Third Street north of Charleston Boulevard

- **Elevations/Floor Plan**

  The elevations depict a three-story building that is designed to meet the architectural design standards of the Office Core district. The building uses arches, cornices, and textural fenestration to breaking up the massing of the building on the street side and color fenestration on the remaining sides to provide architectural character and definition. The south side of the building which faces a surface parking lot will include inset, faux windows to reduce the appearance of an extended blank wall.

  The floor plans illustrate that the principal offices of the building will be on the third floor, while support facilities are mainly on the second floor. The ground floor includes the garage, with parking for 11 vehicles, and the lobby area, which includes an elevator and circular stairway to the second floor.

The proposed site development plan review is in conformance with the site's general plan

designation, zoning district and meets the standards and objectives of the Downtown Centennial Plan. This office building is compatible with the existing and future commercial and civic developments in the area and staff is in support of this site development plan review request.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 office building is compatible with the adjacent development and development in the area as it will provide additional office space within the designated Office Core district.

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;**

   This development is consistent with the General Plan, Title 19, and the Downtown Centennial Plan – Office Core design standards.

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

   The proposed office building has vehicular access from a public alleyway on the east side of the property. Pedestrian access is available from either the main entry at the front if the building adjacent to Third Street or through the man door at the rear of the building. These access points will not negatively impact adjacent roadways or neighborhood traffic.

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

   Building and landscape materials are appropriate for the area and the City. The trees indicated for the amenity zone along Third Street must be the required shade trees instead of the indicated palm trees.

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;**

This project will be harmonious and compatible with surrounding commercial and civic properties, while providing a new aesthetically pleasing office building to the area.

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

The proposed development is subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 104

APPROVALS 1

PROTESTS 0