



City of Las Vegas

Agenda Item No.: 124.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-11449, VAR-13505 AND SUP-11444

SLR-10126 - PUBLIC HEARING APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THE APPLICATION HAS BEEN AMENDED FROM A WAIVER OF THE TOWN CENTER URBAN ZONE TO A WAIVER OF THE TOWN CENTER EDGE ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; TO REMOVE THE WAIVER TO ALLOW A REDUCTION IN OPEN SPACE; TO ADD A WAIVER OF TOWN CENTER SETBACK REQUIREMENTS; TO AMEND APN 125-20-201-001 TO APN 125-21-201-001; AND TO ADD APN 125-20-601-006. The Planning Commission (3-3 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	122	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Submitted after final agenda - Revised plans by staff
6. Submitted at meeting - Protest petition with 122 signatures by Dottie Miller and amended conditions by staff
7. Backup referenced from the 06/08/06 Planning Commission meeting Item 27

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Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Conditions 8, 23, 24, 25, 27, 28, 37 and adding a condition as read for the record as follows:

8. A revised site plan shall be submitted to and approved by the Planning and Development and Public Works Departments, prior to the time application is made for a building permit, to reflect the changes herein. The location of all trash enclosures shall be indicated. Four additional loading spaces shall be added in accordance with Title 19.10. If modification of the revised site plan constitutes a Major Amendment to an approved Site Plan, as detailed in Title 19.18.050(H), then the revised plan shall be processed in the same manner as a new Site Development Plan application.

23. Dedicate all portions of right-of-way for the new alignment of Grand Montecito Parkway, including appropriate radii and turn lanes acceptable to the City Engineer. Dedicate appropriate right-of-way adjacent to the entire legal parcel comprising this site for Deer Springs Way where right-of-way does not exist, including all corresponding radii, at a location and width acceptable to the City Engineer. Also dedicate any additional right of way necessary for Oso Blanca Road (aka the Frontage Road) adjacent to this site as determined by the City Engineer and as approved by the Nevada Department of Transportation. Additional right-of-way for bus turn-outs, dual left turn lanes and free-right turn lanes shall also be dedicated unless specifically not required in the approved Traffic Impact Analysis. Dedicate all rights-of-way prior to the issuance of any permits for this site.

24. Construct full width street improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site. The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road. Speed humps and additional signing indicating "Not a Through Street" along Doe Brook trail shall be constructed as approved by the City Traffic Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

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25. A minimum of two lanes of asphalt pavement on the major access streets adjacent and through this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Except for Grand Montecito Parkway, full permanent improvements on all major access streets, including all required landscaped areas between the property line and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the property line and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. To the above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

27. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recording of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis for occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #20.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and traffic control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. Coordinate with and receive approval from the City Traffic Engineer for all traffic signal locations for this site prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. The developer shall fully fund the design and construction of all traffic signals recommended in the approved traffic study. All traffic signals shall be operational and accepted by the City of Las Vegas Traffic Engineering Division prior to the issuance of any certificates of occupancy. The northern driveway on Grand Montecito Parkway shall not be signalized at the location shown on the originally submitted drawings; coordinate with City Traffic Engineer and/or the City of Las Vegas Office of Architectural Services regarding access to the park that is adjacent to the northern edge of this site prior to the submittal of any construction drawings for this site. Provide documentation acceptable to the Land Development Section of the Department of Public Works that this condition has been satisfied.

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37. Provide the following traffic mitigation measures unless allowed otherwise by the City Traffic Engineer: Provide additional right-of-way for left, including dual-left, and exclusive right turn lanes as required by Clark County Area Standard Drawing 201.1 as determined by the Traffic Study approved by the City Traffic Engineer. Additional right-of-way along Grand Montecito Parkway, Deer Springs Way, Oso Blanca Road and on-site at the driveways may be required for dual-left and exclusive right turn lanes at locations determined by City of Las Vegas Traffic Engineering and the Nevada Department of Transportation. Provide additional rights-of-way and/or easements for bus turnouts as required by Clark County Area Standard Drawing 234.2 and 234.1 or 234.3 on the east side of Grand Montecito Parkway north of Deer Springs Way, the north side of Deer Springs Way west of Oso Blanca Road, the north and south sides of Deer Springs west of Doe Brook Trail, the north side of Deer Springs west Grand Montecito Parkway, on the east side of Grand Montecito Parkway north of the center driveway, and on the west side of Grand Montecito Parkway south of the center driveway. Provide additional right-of-way on the south side of Deer Springs Way west of Oso Blanca Road for an exclusive school bus turnout. Construct and maintain a shade structure approved by the City Engineer for this school bus turnout. All signalized driveways shall have a minimum of two ingressing and three egressing lanes and a minimum throat depth of 250 feet. All other driveways shall have a minimum throat depth of 150 feet unless otherwise allowed by the City Engineer. All unsignalized driveways allowing left turns shall have a minimum of two ingressing and two egressing lanes. The geometric design of all driveways shall be approved by the City Traffic Engineer prior to approval of civil plans or the issuance of any permits as determined by the City Traffic Engineer.

A. Demonstrate to the satisfaction of the City Traffic Engineer that on-site traffic circulation functions adequately with the proposed driveway geometrics and locations and will not negatively impact the public rights-of-way.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 121 [MOD-11449] for all related discussion.