

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-14777 - APPLICANT: PANDA RESTAURANT GROUP -
OWNER: CENTENNIAL GATEWAY, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, except as amended by conditions herein.
2. The previously-approved Site Development Plan Review for the subject portion of the development site, SDR-5989, shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-14774 shall be required.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, date stamped 07/14/06, and building elevations, date stamped 6-27-06 except as amended by conditions herein.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of one loading space designed in accordance with Title 19.10.020
7. 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.
8. 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.

9. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect gated and roofed trash enclosures and a loading zone for each building.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All signage shall be in conformance with the approved Master Sign Plan for the subject site.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
17. An update to the previously approved 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, or the submittal of any construction drawings. Comply with the recommendations of the updated Traffic Impact Analysis prior to 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 rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. 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.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for the Centennial Gateway Commercial Subdivision and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 2,448 square foot restaurant with drive through and a waiver of perimeter landscaping standards on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road. A related Special Use Permit for a restaurant with drive through will be considered concurrently.

EXECUTIVE SUMMARY

The proposed development is consistent with city standards and is compatible with existing development in the Towncenter plan area.

BACKGROUND INFORMATION

A) Related Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
- 08/06/03 The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development and waivers of the Town Center Development Standards are requested to eliminate the landscaping within the Ann Road median, to allow the hardscape areas within the amenity zone every 600 feet along Centennial Center Boulevard where 105 feet is the maximum permitted, to allow parking adjacent to the right-of-way, to allow 50% screening of the mechanical installations along centennial center boulevard where 100% is required, to allow less then 60% of the buildings to the build-to-line, and to allow doorways to be more then every 50 feet along a building façade that fronts a street or plaza area on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
- 08/06/03 The City Council approved Special Use Permits for four Supper Clubs (SUP-2214, SUP-2215, SUP-2216, and SUP-2217), two Restaurants with Drive-Through (SUP-2211, SUP-2212) and Outdoor Sales (SUP-2209) on the subject site. The Planning Commission and staff recommended approval.

- 08/19/04 Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-2208) for the overall retail site. Some of the buildings were removed, shifted to other areas on the plan, or had floor areas reduced or increased, and some of the drive-through and supper club uses shifted to other buildings. No significant changes were made to the original approval.
- 06/21/05 The Centennial Hills Architectural Review Committee approved a request for an amendment to the approved Master Sign Plan (CHR-0020-05) at the Centennial Gateway commercial development at the northwest corner of U.S. 95 and Ann Road. Staff recommended approval.
- 09/07/05 The City Council approved a request for a Site Development Plan Review (SDR5989) and a Waiver of the Roofed Trash Enclosure Standard for a proposed four story, 108-unit, Hotel on 2.49 acres adjacent to the northeast corner of Centennial Center Boulevard and Ann Road. The Planning Commission and Staff recommended approval.
- 09/07/05 The City Council approved a request for a Minor Amendment (SDR-8695) of an approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
- 07/27/06 The Planning Commission approved a request for a Site Development Plan Review (SDR-14101) for a proposed 15,000 square-foot retail development (drug store) immediately to the south of the subject site.
- 08/10/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/ng).

B) Pre-Application Meeting

- 06/27/06 The elements of a complete Site Development Review application were discussed with the applicant in a pre-application submittal meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.93

B) Existing Land Use

Subject Property: Undeveloped
 North: Undeveloped
 South: Commercial
 East: US 95
 West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial Town Center)
 North: SC-TC (Service Commercial Town Center)
 South: GC (General Commercial)
 East: Right of Way
 West: SC-TC (Service Commercial Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
 North: T-C (Town Center)
 South: C-2 (General Commercial)
 East: US 95
 West: T-C (Town Center)

E) General Plan Compliance

The Centennial Hills Town Center category of the Centennial Hills Sector Plan of the General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

The TC (Town Center) zoning is in conformance with the Town Center Land Use of the Centennial Hills Sector Plan and designates the subject site as SC-TC (Service Commercial Town Center) as part of the Town Center Master Plan. The intent of this district is to provide goods and services to the local area within the Centennial Hills Sector of the City.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Town Center	X	
Special Overlay District		X
Trails		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Town Center

The subject site is located within the Town Center special area plan and is therefore subject to the development standards established for projects within the Town Center area.

PROJECT DESCRIPTION

This application is a revision of a previously approved site plan. The applicant proposes to locate a restaurant with drive-thru in the Centennial Gateway Center in the southern most portion of Centennial Hills Town Center. The development will replace a portion of a previously approved 106,375 square foot hotel that was to be located on this site at the southeast corner of the Centennial Gateway shopping center development. Access to the site will be from a shared driveway to Centennial Center Boulevard.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.93 acres	Y
Min. Lot Width	100 Feet	164feet	Y
Min. Setbacks			
Front	20 Feet	49 feet	Y
Side	10 Feet	27 feet	Y
Rear	20 Feet	87 feet	Y
Max. Lot Coverage	N/A	6%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet from residential	1,200 Feet from residential	Y
Loading Zone	One	Not shown	N
Building Location	The building located at the street		Yes, location approved by SDR-2208

City standards require the provision of one loading space for a use of this size. Staff has included a condition of approval which addresses this issue

A2) Residential Adjacency Standards

The proposed buildings are more than 1,200 feet from the nearest residential development so the Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Restaurant with Drive-thru	2,448 SF.	1/100 sf GFA plus outdoor eating area plus stacking for six in drive-thru	24	1	50	2

The proposal meets the requirements of Title 19 for parking. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	9 Trees	9
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	12 Trees	13 Trees
• Min. Zone Width			
West property line	10 Feet*		10 Feet
East property line	10 Feet		10 Feet
North property line	5 Feet		5 Feet
South property line	5 Feet		5 Feet

*The Waiver requested within the landscaping plan was previously approved under Site Development Plan Review SDR-2208.

A5) Sign Standards

Pursuant to the Town Center Development Standards, the Sign Standards of the site shall be subject to the conditions of approval for CHR-0009-03.

B) General Analysis and Discussion

•Zoning

The zoning is T-C (Town Center), which is appropriate for the Town Center area.

•Site Plan

The site plan shows a layout consistent with current and proposed development for this part of Town Center.

•Waivers

A Waiver to allow a 10 foot wide landscape planter along Centennial Center Boulevard was previously approved under Site Development Plan Review SDR-2208.

•Landscape Plan

The landscape plan depicts an adequate amount of trees and utilizes materials that are typical for the Towncenter Plan area.

•Elevation

The elevations are similar to those planned and developed in this area.

•Floor Plan

The floor plans show a typical layout for this type of use.

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 project is located at the intersection of Ann Road and US 95, where the Town Center Plan encourages the placement of commercial establishments and similar uses. With adherence to the conditions of approval the proposal can be compatible with adjacent development.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed development is consistent with city standards and is compatible with existing development in the Towncenter plan area.

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

The project has direct access to Centennial Center Parkway. The use will not have an adverse effect on the capacity of the street.

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

The building and landscaping materials are similar to that which has been used previously in the area and are appropriate.

- 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 building elevations are appropriate for the area. Installation of all of the landscaping will provide for a pleasing environment that can be compatible with development in the area.

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

Approval of this development should not prove to be detrimental to the overall health, safety and public welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 197 by Planning Department

APPROVALS 0

PROTESTS 1