

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 18, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15766 - APPLICANT/OWNER: COUNTY OF CLARK

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9104), Rezoning (ZON-9105), and Site Development Plan Review (SDR-7683) shall be required.
2. 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.
3. [All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/15/06, except as amended by conditions herein.](#)
4. 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.
5. 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.
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. 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.

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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate an additional 5 feet of rightofway for a total radius of 25 feet on the southeast corner of Carey Avenue and Comstock Drive prior to the issuance of any permits.
13. Construct all incomplete half-street improvements on Carey Avenue and Comstock Drive adjacent to the entire legal parcel of which this site is a part (Assessors Parcel Number 139-21-102-013) 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.
14. 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.
15. Site development to comply with all applicable conditions of approval for ZON-4526 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed Public Park on approximately 13.3 acres at the southeast corner of Carey Avenue and Comstock Drive.

EXECUTIVE SUMMARY

The proposed Public Park will provide the surrounding area with a place for recreation and other activities associated with the Community Center. This phase calls for the development of a track and field facility, tot-lot, and open space for public recreational use. The proposed development is in compliance with all applicable plans and policies. Approval of this request is recommended.

BACKGROUND INFORMATION

A) Related Actions

- 06/05/02 The City Council approved a General Plan Amendment (GPA-0007-02) for the purpose of developing a park on property located south of Carey Avenue and west of Martin L. King Boulevard from SC (Service Commercial) and ML (Medium-Low Density Residential) land use classifications to PF (Public Facilities) in which parks and public facilities are allowed. The Planning Commission and staff recommended approval of this request.
- 08/04/04 The City Council approved a request for a Rezoning (ZON-4526) from R-MHP (Residential Mobile/Manufactured Home Park) Zone, C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR4527) for a 10,000 square-foot Early Child Development Center on a 2.5-acre portion of a 16.48-acre overall site, as the first phase of the overall development, located adjacent to Martin L. King Boulevard approximately 300 feet south of Carey Avenue. The Planning Commission and staff recommended approval of this request.
- 11/16/05 The City Council approved a request for a Site Development Plan Review (SDR-7683) for a proposed 40,000 square-foot community center, a Rezoning (ZON-9105) from R-MHP (Residential Mobile/Manufactured Home Park) to C-V (Civic), and a General Plan Amendment (GPA-9104) to Amend a portion of the Southeast Sector Map of the Master Plan from ML (Medium-Low Density Residential) to PF (Public Facilities). The Planning Commission and staff recommended approval.
- 09/21/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #38/ng).

B) Pre-Application Meeting

07/13/06 A pre-application meeting was held. It was noted that the off-site improvements on Carey and Comstock must be completed, an update to the traffic study would be required, and a traffic signal chord easement may be required.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 13.3

B) Existing Land Use

Subject Property: Undeveloped
North: Multi-Family Residential
South: Elementary School
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: PF (Public Facilities)
North: Multi-Family Residential (Clark County)
South: PF (Public Facilities)
ML (Medium-Low Density Residential)
East: PF (Public Facilities)
West: Single-Family Residential (Clark County)

D) Existing Zoning

Subject Property: R-MHP (Residential Mobile/Manufactured Home Park) under
Resolution of Intent to C-V (Civic)
C-V (Civic)
North: Clark County
South: R-MHP (Residential Mobile/Home Park)
R-E (Residence Estates)
East: R-E (Residence Estates)
C-1 (Limited Commercial) under Resolution of Intent to C-V (Civic)
West: Clark County

E) General Plan Compliance

The site is located in the Southeast Sector of the General Plan and has a PF (Public Facilities) land use designation. The Public Facilities land use designation allows for large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The proposed use as a community center is permitted under the Public Facilities land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
West Las Vegas Plan	X	
Special Overlay District	X	
Airport Overlay District	X	
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

West Las Vegas Plan

The subject property is located in the West Las Vegas Plan area. The proposed Public Park is not affected by this plan and action on the part of the applicant is not required.

Airport Overlay District

The subject property is located in the North Las Vegas Airport Overlay District 105-foot notification zone. The park will contain only single and two story buildings and will not be affected by this standard.

PROJECT DESCRIPTION

The proposed Public Park would provide a full track and field facility, as well as a tot lot, a shelter, and general open space. This is located on the same site as the previously approved Doc Pearson Community Center.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to the subject proposal:

Standards	Provided C-V
Min. Setbacks	
• Front	52 Feet
• Side	64 Feet
• Corner	49 Feet
• Rear	N/A
Max. Building Height	1 Story/20 Feet

A2) Parking and Traffic Standards

As part of Site Development Plan Review (SDR-7683) a total of 204 parking spaces were provided for this site, six of which are handicapped accessible spaces. This phase of the project does not include any additional parking.

A3) Landscape and Open Space Standards

The proposed Public Park contains abundant landscaping. This includes several varieties of trees, 24-inch box size, as well as shrubs. There will also be a large quantity of sod/turf area in the infield of the track. The trees are provided around the perimeter of the park to provide a buffer from adjacent uses. Additionally, trees and shrubs are provided along the pathways and sidewalks in the interior of the park.

B) General Analysis and Discussion

•Zoning

The subject property is located in a C-V (Civic) District. The C-V (Civic) District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) District is consistent with the Public Facilities category of the General Plan. The proposed Public Park is in compliance with the requirements of the C-V (Civic) District.

- Site Plan

The proposed site plan shows a track and field facility, play areas, a tot-lot, shelter area, and other landscaping and open space. The track and field facility includes an eight lane 400-meter track with an infield area dedicated to field events. This is in conjunction with the previously approved Doc Pearson Community Center. The facility gains access from Comstock Drive and Carey Avenue.

- Waivers

There are no waivers requested as part of this Site Development Plan Review.

- Landscape Plan

Landscaping is abundant throughout the site. There are 24-box trees provided along the perimeter of the site at varying intervals ranging from 15 to 25 feet. Additionally trees and shrubs are provided along the pathways and sidewalks in the interior of the site. Sod/turf is provided in the infield of the track for the field event area.

- Elevation

Elevations were provided for the shelter areas, play areas, and the storage building. The elevations are primarily single-story shade structures. The roof materials are either fabric or metal. The storage building is a brick structure with no windows. The overall height for the storage structure is approximately 20 feet.

- Floor Plan

The only floor plan is for the storage structure. The floor plan is a single open room.

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 Public Park will provide the surrounding community with an area for recreation and other activities offered through the Community Center. The proposed Public Park will be compatible with adjacent development and the surrounding area.

- 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 Public Park is in compliance with all applicable plans and policies. Approval of this request is recommended.

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

Site access is provided by Comstock drive and Carey Avenue. Carey Avenue is a 100-foot Primary Arterial in this area. Street facilities are capable of handling the additional traffic that this facility would generate.

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

Building and landscape materials are appropriate for the area and the City of Las Vegas.

- 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;**

Building elevations and design characteristics are not unsightly or obnoxious. The shelter areas and storage building will be compatible with the area. The park will be well landscaped and will be harmonious and compatible with the area.

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

The proposed Public Park will not compromise the public health or the general welfare.

PLANNING COMMISSION ACTION

Condition #3 was changed as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 397 by Planning Department

APPROVALS 0

PROTESTS 0