



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-16504 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-16502) to a SC (Service Commercial) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16503) application, if approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site 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.
5. Landscape and maintain all unimproved rightofway, if any, on Rancho Drive adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public rightofway adjacent to this site prior to the issuance of any permits.

7. A 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved 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.

8. 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, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Site Development Plan Review (SDR-15603).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items GPA-16502 and SDR-16503 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.17
Net Acres	4.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Site Development Plan Review (SDR-16503) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Senna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking. This will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant has not shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

This proposal conforms to the General Plan and, in fact, is a down zoning and a reduction in intensity of a previously approved use on this site.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed development will be less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

This property is an infill site that has had previous land-use approvals more intense than the proposed development. Therefore, the approval of a development less intense than what has been previously approved is appropriate.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Rancho Drive and Torrey Pines Drive will not be negatively affected by this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0