



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC

**** CONDITIONS ****

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

Planning and Development

1. A Multi-use Transportation Trail shall be provided along Durango Drive and designed as specified on Exhibit 1 of the Transportation Trails Element.
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 date stamped 10/05/06, and landscape plan and building elevations date stamped 09/19/06, 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. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the right-of-way necessary to complete Durango Drive adjacent to Assessors Parcel Number 125-29-601-025 and the additional right-of-way for a bus turnout in accordance with Standard Drawing #234.3 on Durango Drive northwest of Grand Montecito Parkway, located to provide a deceleration lane for the driveway for this site on Durango Drive prior to the issuance of any permits or, alternatively, through recordation of a map for this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City 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.
15. Construct all incomplete half-street improvements on Grand Montecito Parkway adjacent to this site concurrent with development of this site. This site shall be responsible for construction of all, if any, incomplete half-street improvements on Durango Drive, including median landscaping and deceleration lane/bus turnout, that are not constructed by a capital improvement project. Obtain appropriate encroachment agreements for such landscaping in accordance with Town Center Standards. 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).

16. Coordinate with the City Surveyor to determine if mapping is necessary or recommended for this site; comply with the recommendations of the City Surveyor.
17. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
18. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site and the adjoining parcels to the north and west prior to the issuance of any permits.
19. The proposed driveway accessing Durango Drive shall be designed and constructed to allow rightin and rightout traffic movements only.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. 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.
22. Landscape and maintain all unimproved rights-of-way, if any, on Durango Drive and Grand Montecito Parkway adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
24. A Drainage Plan and Technical Drainage Study 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider applications SUP-17404 and SUP-17405, both of which are related to drive-through facilities proposed for the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SUP-17405 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Site Development Plan Review; however, a neighborhood meeting was held, and no property owners attended.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops, with a 5,500 square foot bank located in the east portion of the site. Driveways to Durango Drive and Grand Montecito Parkway are shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. The parking areas are obscured by buildings along the street frontage and extensive landscaping. Internally, the two drive-through windows do not create any circulation conflicts.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to 1: The proposed development will be consistent with the existing and proposed development around the site.

In regard to 2: The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

In regard to 3: The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to 4: The building and landscape materials are appropriate for this type of development in this portion of the City.

In regard to 5: The building elevations are typical of commercial development and will be compatible with existing and planned development around the site.

In regard to 6: The proposed development will be subject to the Uniform Building Code and; therefore, the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 41 by Planning Department

APPROVALS 0

PROTESTS 0