



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17259 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan dated, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
3. 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.
4. 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.
5. 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).
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the Traffic Engineering section of the Department of Public Works to determine appropriate median island modifications necessary to support this project, if any. Comply with the recommendations of the City Traffic Engineer prior to the issuance of any permits or the approval of any construction drawings, whichever may occur first.
12. All private improvements and landscaping 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.
13. Access to the existing public sewer easement along the southern boundary of this site shall be maintained.
14. An update to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the proposed renovation of a city park on a portion of 68 acres at 850 North Mojave Road. The site plan depicts two parts, a renovation of a 38 acre portion of the existing park and the development of the remaining 30 acres for a ballpark complex.

The ballpark complex portion includes six lighted ball fields with themed replica outfield walls patterned after major league fields with covered dugouts, synthetic turf and fixed stadium seating. In the center of the six ball fields, the site plan depicts two elevated club concession approximately 7,200 square feet in size that will house a sit down dining area, kitchen, bar, concession counter area, restrooms, and related storage. In addition, the ballpark complex will include a 2,700 square-foot administration/office building, eight batting cages, a tot play area, a 2,000 square feet maintenance building, an indoor multi-purpose/sport pavilion approximately 25,000 square feet in size and parking.

The renovation of the 38 acre existing portion of the park will include expanding, reconfiguring and providing new lighted parking areas, an AC paved adaptive recreation area; three lighted, prefabricated, group picnic structures; a performance event area for the show mobile; perimeter walking path, lighted skate park; two soccer fields; upgraded play tot lot area surfacing; renovation of an existing restroom building, new pathway lighting and renovated turf and irrigation and perimeter fencing.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/10/63	City Council approves zoned change from R-E (Residential Estates) to C-V (Civic) (Z-52-63). Planning Commission recommended approval.
06/24/04	Planning Commission approved a request for approval of a Site Development Plan Review (SDR-4453) for a community park swimming pool on 68 acres at the southwest corner of Pecos Road and Washington Avenue. The approval was final action.
11/16/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #43/jm).
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
Month/date/year	Description
09/22/06	Site plan review requirements in C-V (Civic) Zoning were discussed. Setbacks, height, and lot coverage will be established upon approval of the site plan.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

Details of Application Request	
Site Area	
Net Acres	68.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Freedom Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
North	Single Family Residential, Medium Density Residential, Strip Commercial, Mini-mart	L (Low Density Residential), M (Medium Density Residential), SC (Service Commercial)	R-1 (Single Family Residential), R-3 (Medium Density Residential), C-1 (Limited Commercial)
South	City of Las Vegas water processing facility, Clark County Family Court Campus	PF (Public Facilities)	C-V (Civic)
East	Undeveloped, Condominiums, Single Family Residential	SC (Service Commercial) ML (Medium Low Density Residential) L (Low Density Residential)	R-1 (Single Family Residential) R-PD12 (Residential Planned Development - 12 Units Per Acre)
West	Boys and Girls Clubs of Nevada, Metro Police substation, Las Vegas Fire and Rescue Training Center	PF (Public Facilities)	C-V (Civic)

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

Trails: An existing multi-use trail runs along the eastern perimeter of the property.

DEVELOPMENT STANDARDS

Per Title 19.06

Standard	Provided	Compliance
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	810 Feet 245 Feet 75 Feet	Y
Min. Distance Between Buildings	10 Feet	Y
Max. Building Height	40.75 Feet	Y
Trash Enclosure	Screened	Y
Mech. Equipment	Screened	Y

Please note the applicable code section here (Title 19.12)

Standards	Provided	Compliance
Parking Area	1 Tree/ per 6 Spaces	Y
Buffer: Min. Trees	15 Feet	Y

Pursuant to 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	
Community Recreational Facility, Public	45,022	1 Space / 200 SF GFA					
SubTotal			225	7	1,107	42	Y
TOTAL			225		1,107		Y

ANALYSIS

- Zoning

The proposed project is consistent with the C-V (Civic) zoning district and the PR-OS (Parks/Recreation/Open Space) General Plan land use designation.

- Site Plan

The site plan depicts two parts, a renovation of a 38 acre portion of the existing park and the development of the remaining 30 acres for a ballpark complex.

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The renovation of the 38 acre existing portion of the park will include expanding, reconfiguring and providing new lighted parking areas, an AC paved adaptive recreation area; three lighted, prefabricated, group picnic structures; a performance event area for the show mobile; perimeter walking path, lighted skate park; two soccer fields; upgraded play tot lot area surfacing; renovation of an existing restroom building, new pathway lighting and renovated turf and irrigation and perimeter fencing.

In their justification letter, the applicant expressed that the new swim complex off of Washington Boulevard will be protected and accessible for public use during construction as part of the overall Master Plan of the park. The two existing Little League fields will also be maintained operational during construction and considered for minor upgrades during the off-season. As well, a new restroom building will be added adjacent to the fields.

- Parking

The subject property exceeds current parking standards per Title 19.10, providing 1,107 parking stalls and 42 handicap accessible stalls where 225 are required. However, development in the C-V (Civic) district is not subject the automatic application of Title 19 development standards. Rather, parking standards are determined administratively by the site plan.

- Landscape Plan

As this parcel is designated C-V (Civic) in the General Plan, landscaping is established upon approval of the site plan. These are maintained by the Department of Field Operations as part of the overall landscaping of Freedom Park.

As mentioned above, the subject proposal is not automatically subject to the strict application of Title 19 development standards. The landscape plan depicts the parking lots populated with Chitalpa and Moraine Honey Locust Trees while the ball park area indicates Green Palo Verde and Eucalyptus Trees. With regard to landscaping, the site meets or exceeds any analogous requirements for other, similar zones.

- Elevation

The Elevation plans depict four major buildings on the site. The exterior of the two 6,375 square-foot Stadium club buildings reveal a desert base Sahara stucco color with brown brick pillars, accented by custom fabricated black steel trusses at a height of 19 feet 10 inches. The elevation for the proposed 4,040 square-foot administration building indicates a brick and stucco exterior with a height of 18 feet 10 inches. The 2,000 square foot maintenance building is composed of metal roof panels and stands at a height of 19 feet 6 inches, 25,084 square foot. The 24,084 square foot multi-purpose/pavilion shows a brick and stucco exterior with a Teal Green metal roof at a height of approximately 41 feet.

- Sign Standards

Monument sign near the corner of Mojave Road and Washington Avenue will be the typical Parks Department monument sign found at parks throughout the City. Project descriptive letters are to be designed into the front leading entry fascia.

The Big League Dreams entry sign will be located at the northern entrance off of Washington Avenue. The proposed sign will be six feet three and five eighth inches in height and 27 feet in width, including posts. The sign will read Las Vegas Sports Park in large letters above the City of Las Vegas seal and address moniker.

These signs will be subject to Title 19.14.060(C) 4 and 5 [Permitted Signs in the C-V (Civic) Zoning Districts].

- Waivers

Waivers have not been requested for this application, nor are any required.

FINDINGS

1. The proposed development is compatible with adjacent development in the area;

The areas to the west and south are C-V (Civic) zoned and are the sites of several existing public facilities. To the north and east are multi-family and single-family residential, with some commercial areas at Washington and Pecos Road. The design and function of the proposed development makes for a seamless fit with these areas.

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

As this parcel is designated C-V (Civic) in the General Plan, design standards, landscape, and other standards are established upon approval of the site plan. This development is consistent with the design standards required of comparable facilities in public facility zoned areas. Landscape buffering between the site and streets match those of the surrounding area.

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

Freedom Park is a neighborhood, community and regional park, serving residents within an 8-mile radius. It is the largest park in the City's park system, and is heavily used. The proposed park will be served mainly by Washington Avenue and Pecos Road, both of which are major arterials (100 foot right-of-ways). Main site access will be via Washington Avenue. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

Building materials are standard for the area and the City. Landscaping conforms to low-water-usage standards; plants and groundcover match those of newer nearby developments.

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;

This new ballpark addition has been designed to be a pleasant, visually pleasing, usable public space. This project will be harmonious and compatible with surrounding residential, commercial and civic properties.

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

The proposed development is subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

There were two speakers in favor of the project at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 631 by Planning Department

APPROVALS 0

PROTESTS 0