



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID
HAMIKA

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), if approved.
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 and landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. 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.
6. 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.
7. 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).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
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. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON18375 and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard approximately 420 feet east of Decatur Boulevard. There are two companion items that are associated with this applicant, a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) and General Plan Amendment to amend a portion of the Southeast Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to SC (Service Commercial).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/25/07	The Planning Commission recommended approval of companion items GPA-18374 and ZON-18375 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #6/jm).
<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development 8 Units Per Acre)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards (C-1)

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 Feet	202 Feet	NA
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 10 Feet 15 Feet 20 Feet	39 Feet 10 Feet NA 20 Feet	Y
Max. Lot Coverage	50%	19.3%	Y
Max. Building Height	NA	20 Feet	Y
Trash Enclosure*	Yes	Yes	Y
Mech. Equipment	Yes	N/A	Y

*Trash Enclosure is 51 feet from protected property.

Pursuant to Title 19.12 the following standards apply:

<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	7 Trees	0 Trees	N*
Buffer:				
Min. Trees	1 Tree/ 20 Linear Feet	26 Trees	26 Trees	Y
	1 Tree/ 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL		40 Trees	22 Trees	Y
Min. Zone Width (Lake Mead Blvd)	15 Feet		15 Feet	Y
Min. Zone Width (Coran Lane)	15 Feet		15 Feet	Y
Min. Zone Interior	8 Feet		8 Feet	Y
Wall Height	8 Feet		6 Feet	Y

*Waiver of Landscape Fingers

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	6,650 SF	1 per 175 SF	38	2	38	2	Y
TOTAL					38	2	Y
Loading Zone	6,650 SF		1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
Parking Lot Landscape Fingers	1/6 spaces	This waiver is supported as the applicant would have to decrease the number of parking spaces to accommodate the landscape fingers, which would require a Variance.

ANALYSIS

- Zoning

The applicant is requesting a Rezoning from General Plan Amendment from R-E (Residence Estates) to C-1 (Limited Commercial) The subject site is currently vacant. The proposed C-1 (Limited Commercial) zone would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-18374).

- Site Plan

The applicant proposes a 6,650 square-foot retail building on a 0.79 acre site. The retail building is located on the southwest portion of the site. The site gains access from Lake Mead Boulevard, a 100-Foot Primary Arterial.

The retail development is consistent with development in the area and provides sufficient protection for adjacent properties. The parcel borders Coran Lane, a local residential street. The applicant has proposed a six-foot perimeter wall and provided adequate trees and landscaping to buffer the retail development from the single family residential to the south and east.

- Landscape Plan

On the perimeters of the development along Lake Mead Boulevard and Coran Lane, the applicant provides 15 feet of landscape buffer with 24-inch Blue Palo Verde and 24-inch native Mesquite Trees spaced appropriately. In the interior, the applicant provides eight feet of landscape buffer with 24-inch Blue Palo Verde and 24-inch native Mesquite Trees spaced appropriately.

- Waiver

The applicant has requested a Waiver of the parking landscape finger requirement. Title 19.10 Parking, Loading and Traffic standards requires a landscape island for every six uncovered parking spaces. The applicant is providing no landscape islands on the site and is requesting a Waiver of the parking landscape finger requirement. This waiver is supported as the applicant would have to decrease the number of parking spaces to accommodate the landscape fingers, which would require a variance.

- Elevation

The elevation plans depict a 22.5 foot, one-story retail building. The elevations show a beige and medium brown stucco exterior and pillars dressed with cultured stone veneer with stone cap chardonnay dry stack ledgestone.

- Floor Plan

The Floor plan depicts a 6,650 square foot building divided into approximately six 1,100 square-foot rental spaces, each supplied with a bathroom.

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 retail development is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. In addition, this will be an infill development of an undeveloped parcel.

- 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;**

The development proposal is consistent with the above standards and provides sufficient protection for adjacent properties. The development also meets the Title 19.12 Landscape Wall and Buffer Requirements, which adequately buffer the single family residential in the surrounding area.

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

Lake Mead Boulevard, a 100-Foot Primary Arterial is sufficient to meet the access needs of the proposed zoning district.

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

Building and landscape materials are compatible with the surrounding area.

- 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 proposed elevations are not undesirable and will be compatible with the surrounding area and consistent with developments of this type.

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

The proposed retail building will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 683 by Planning Department

APPROVALS 0

PROTESTS 0