



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST -
OWNER: CIMARRON-FRONTAGE, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98), Special Use Permit (SUP-19927), 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, landscape plan, and building elevations, date stamped 12/26/06 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. All trees along the street frontages shall be 36-inch box trees. 2. All trees shall be either a Washingtonia Robusta Hybrid (Mexican Fan Palm), a Fraxinus Velutina Rio Grande (Rio Grande Ash), a Chitalpa Tashkentensis (Chitalpa), or a Robinia Ambigua Purple Robe (Purple Robe Locust).
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 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.
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.
11. The water feature shall not be considered in this Site Development Plan Review and approval of a DIR shall be required prior to issuance of a building permit for the water feature.

Public Works

12. Construct all incomplete half-street improvements on Cimarron Road adjacent to this site concurrent with development of this site.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current Town Center Design Standards concurrent with on-site development activities. 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. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, 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 onsite roadway network and shall be terminated on-site with a handicap ramp.
15. 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.
16. This pad site must always allow for the perpetual common access between the various parcels/owners within the Cimarron Springs Ranch (Commercial Subdivision) area.
17. Landscape and maintain all unimproved right(s)-of-way on Sky Pointe Drive and Cimarron Road adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sky Pointe Drive and Cimarron Road public rights-of-way adjacent to this site prior to occupancy of this site.
19. 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 or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
20. Site development to comply with all applicable conditions of approval for the Cimarron Springs Ranch (Commercial Subdivision), Zoning Reclassification Z007698 and all other applicable siterelated actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 9,831 square-foot restaurant and retail building on 1.73 acres at the northeast corner of Sky Pointe Drive and North Cimarron Road. A companion Special Use Permit for a restaurant with service bar will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/14/98	The City Council approved a General Plan Amendment (GPA-0030-98), which established the detailed land-use plan for Town Center. The Planning Commission recommended approval.
09/09/98	The City Council approved a Rezoning (Z-0036-98). The Planning Commission recommended denial.
12/07/98	The City Council approved a Rezoning (Z-0076-98) for this property and other properties in Town Center to T-C (Towncenter). The Planning Commission and staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item SUP-18927 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #5/jk).
<i>Pre-Application Meeting</i>	
12/14/06	At the pre-application meeting, the applicant was informed that offsite improvements are to be completed, an updated drainage study is necessary, the trash enclosure must be 50 feet from residential, build-to-line requirements must be met, handicapped parking per code is required, as is a proper loading zone, and Town Center landscaping standards. Building and Safety indicated that a full sprinkler system is necessary, as is a ADA accessible route. Traffic stated that driveways to be right in and right out only and to replace substandard improvements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.73 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
North	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
South	Retail Center	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
East	US-95	T-C (Town Center)	MS-TC (Main Street Mixed-Use)
West	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)

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

* A condition has been added to require trees within the landscaping areas per Town Center Standards.

DEVELOPMENT STANDARDS

The following development standards apply per the Town Center Development Standards:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	1.73 acres	N/A
Min. Lot Width	N/A	230 feet	N/A
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	N/A	N/A	N/A
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	185 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	50 Feet	175 Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	72 Feet	185 Feet	Y
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	175 Feet	Y

Per Title 19.12 the following Parking Lot Landscaping 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	24 Trees	23 Trees	N*
Buffer: Min. Trees	1 Tree/30 Linear Feet & 1 Tree/ 20 Linear Feet	31 Trees	46 Trees	N**
TOTAL		55 Trees	69 Trees	Y
Min. Zone Width	Eight Feet		10 Feet	Y
Wall Height	6-foot		6-foot Existing wall	Y
Open Space	20% Walks and Landscaping		28.12%	Y

* A condition has been added to require an additional landscape finger for the parking area along Sky Pointe Drive.

** A condition has been added to require 36-inch box trees along the street frontages.

The following streetscape standard apply within Town Center:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
1 Tree/ 30 Linear Feet	15 Trees	17 Trees	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Total Area	9,831 sq. ft						
Restaurant							
• Dining	3,943 sq. ft.	1:50	78.86				
• Other	5,102 sq. ft.	1:200	25.51				
Retail	1,200 sq. ft.	1:175	6.85				
SubTotal			107	5	110	5	
TOTAL (including handicap)			112		115		Y
			1		1		Y

Loading Spaces							
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ANALYSIS

Land Use:

This site is located within the Town Center Plan area and has a Suburban Mixed-Use land-use designation, which permits commercial development like the proposed use. The Suburban Mixed Use District is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. The proposed land-use is compatible with the surrounding land uses and is consistent with the Suburban Mixed-use land-use category.

Site Plan:

The site plan shows a 9,831 square-foot restaurant and retail building on a 1.73 acre parcel. The building is set back along the build-to-line requirement along the Sky Pointe Drive frontage. Along the Cimarron Road Frontage, the building is set back as close as 20 feet from the property line. Adjacent to the main entry to the building is a courtyard with a water fountain. A condition of approval has been included requiring the applicant to make a separate application with the City for a water feature. The entirety of the parking for this building is located behind the building. The trash enclosure and loading space are located within the rear of the building and are approximately 175 feet away from the single-family residential development to the north. The handicapped parking meets all code requirements and they are the closest spaces to the restaurant and retail entrances to this building.

Landscape Plan:

The landscape plan shows a site with extensive landscaping. Along the street frontages the applicant proposes to provide three more trees than required by code. However, the tree species and the size of the trees don't meet the Town Center standards. Therefore, a condition has been included to require 36-inch box trees along the street frontages and to incorporate the tree species permitted within Town Center. Along the north property line, adjacent to single-family residential, the applicant is proposing to plant 25 trees where 13 are required. In the parking area, the applicant has provided landscape fingers for every six parking stalls. However, along one row of parking, an additional landscape finger is required. Therefore, a condition has been included to require an additional landscape finger for the parking row along the Sky Point Drive frontage. The site has a total open space (landscaping and walkways/courtyards) of 28.12%.

Elevation Plan:

The building elevations show the body of the building will have a light cream color and peach-colored stucco with a light-colored mocha water table. The trim colors are red and a darker cream color. The entry columns are accented with black and white tiles. The maximum height of the building is 24 feet.

Floor Plan:

The floor plan shows an indoor and outdoor dining and bar seating capacity for 265 patrons. Because this location will be the corporate headquarters for this restaurant, a 1,470 square-foot commissary will house the products for the sister restaurants. A 1,200 square-foot retail space is also proposed for the retail sale of specialty Italian dry goods. A separate entrance for take-out orders is located along the Sky Pointe Drive frontage. There is also an indoor stairwell that connects to the buildings electrical and mechanical equipment enclosure which is in the rear of the building.

FINDINGS (SDR)

The following findings must be made for an SDR:

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

The proposed development is compatible with the adjacent development.

- 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 proposed development is consistent with the Town Center Land-use Plan and with the, if approved conditions will meet all code requirements.

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

The proposed development will not negatively impact adjacent roadways or neighborhood traffic.

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

The building materials are appropriate for the area and are aesthetically pleasing. The (if approved) conditions address the deficiencies in the landscape materials and with the changes the landscape materials will meet the Town Center Development Standards.

- 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 building elevations and design characteristics are not unsightly, undesirable or obnoxious in appearance and they create an orderly and aesthetically pleasing site that is compatible with the surrounding area.

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

The proposed development will not have a negative impact upon the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 775 by Planning Department

APPROVALS 0

PROTESTS 0