



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20503 - APPLICANT: DRAKE REAL ESTATE SERVICES
- OWNER: OUTPAR, LLC

** CONDITIONS **

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20495), and Special Use Permit (SUP-20505) shall be required.
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 03/13/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a 7.5 landscape buffer where 15 feet is required along the east property line.
5. Prior to issuance of the Certificate of Occupancy a shared access agreement with the property directly north of the project site shall be submitted to the Planning and Development Department.
6. 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.
7. 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.
8. 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).

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

Public Works

14. 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.
15. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222a, alternatively, submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Jones Boulevard.
16. Landscape and maintain all unimproved right(s) of way, if any, on Jones Boulevard adjacent to this site. 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.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right of way adjacent to this site prior to the issuance of any permits.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON20495 and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 14,028-square foot grocery store and a Waiver of the perimeter landscaping standards to allow a 7.5-foot wide buffer along the east property line where 15 feet is required on a vacant 2.13 acre site located on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue. Companion requests to be considered concurrently include a Rezoning (ZON-20495), and Special Use Permit (SUP-20505).

The project is situated within a revitalization area of the General Plan and will satisfy the purpose and intent of this classification. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/87	The City Council approved the Reclassification of Property (Z-0092-86) southwest of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to R-CL (Single Family Compact Lot), R-PD10 (Residential Planned Development), C-1 (Limited Commercial), for proposed Single Family Residential, Townhouses, and Shopping Center uses. Planning Commission and staff recommended denial.
04/26/07	The Planning Commission recommended approval of companion items ZON-20495 and SUP-20505 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #53/ja).
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
02/12/07	A Pre-application meeting was held where Planning staff advised the applicant of the submittal requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.13 acre site

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (SC): Undeveloped (Service Commercial General Plan Designation)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-family residential	L (Low Density Residential)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	R-1 (Single-family Residential)
West	Institutional Community Service	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		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, the following Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	270 feet	Y or N
Min. Setbacks		137 feet	
• Front	20 feet	75 ft., 60	Y
• Side	10 feet	ft.	Y
• Corner	-	-	
• Rear	20 feet	52 feet	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	15%	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The following Commercial Landscape Development Standards apply pursuant to Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	14 Trees	21 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet along ROW and Commercial Use) 1 Tree/20 Linear Feet along Residential Property line)	9 Trees	10 Trees	Y
		12 Trees	13 Trees	Y
		14 Trees	19 Trees	Y
TOTAL		40 Trees	63 Trees	Y
Min. Zone Width	15 Feet along public Right-of-way 8 Feet along interior lot lines		7.5 Feet 8	N*
Wall Height	8 Feet		Existing	Y

*Staff supports the landscape buffer Waiver request as a result of the unique lot dimensions.

Pursuant to Title 19.10, the following Retail Establishment with 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	
General Retail Store Other (>3,500 sf)	14,028 square feet	1 space / 175 square feet gross floor area	80	4	85	4	Y
SubTotal			80		85		
TOTAL			80		85		Y
Loading Spaces			2		2		Y
Percent Deviation							

ANALYSIS

- **General Plan and Zoning**

The project site is designated as SC (Service Commercial) in the General Plan and is zoned as U (Undeveloped) [SC (Service Commercial) General Plan Designation]. The proposed Rezone is to C-1 (Limited Commercial) which is consistent with the land use designation.

- **Site Plan**

The site plan illustrates the development of a 14,028 square foot building with associated hardscape and landscape improvements. The project site will provide vehicular access along Jones Boulevard and from the adjoining parcel to the north. The project will be compatible with surrounding uses as existing retail use is situated north and northeast of the subject parcel, a community service facility lies west, and single family uses south.

- **Elevations**

The project elevations depict the use of a stucco finish, clear anodized storefront system, and white, green, and sand color scheme. Additionally, the project is subject to the 3:1 Proximity Slope Restriction for the Residential Adjacency Standards of Title 19.08 as single-family residences are located to the south. The height of the structure will be 22 feet along the south elevation and will be situated 75 feet from the southern property line well in conformance of the 66 foot requirement.

- **Parking**

The proposed General Retail use will provide 85 parking spaces including four Americans with Disabilities Act (ADA) accessible spaces and a loading dock in conformance with Title 19.10 commercial parking standards.

- **Landscaping**

Project landscaping will be provided throughout the perimeter of the site and within the parking area in accordance with Title 19 Section 19.10 and 19.12. A 20-foot drainage easement developed as a concrete channel runs parallel along the entire length of the southern property line. Landscaping will be provided along both sides of this conveyance including additional trees offering an enhanced buffer along the residential property line. Due to the substandard dimension of the property, a Waiver of perimeter landscape buffer standards is requested to relieve the project of the 15-foot buffer zone requirement along the northeast segment of the east property line along the public Right-of-way. The buffer will taper to a minimum of 7.5 feet near the northeast corner between the inside edge of the sidewalk (2.5 feet on site and 5 feet to be landscaped within the public right-of-way) to the parking lot.

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 project will complement existing surrounding retail, residential, and institutional uses.

- 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 proposal will conform to the General Plan and Zoning code. Waiver of the landscaping buffer requirement will be offset by installation of additional trees proposed on-site.

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

Auto access to the site will be adequate and a shared access agreement will be required with the connecting retail site north of the subject parcel.

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

Building materials are appropriate for the area and will complement existing neighboring structures. Landscape improvements will allow for further upgrade the site and character of the community.

- 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 project is designed with a modern architecture that will improve existing site conditions.

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

Human Health and Public Safety will not be affected by the proposal as the project will be subject to Title 19.04 Special Use Conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 441 by Planning Department

APPROVALS 0

PROTESTS 1