



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-21642 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the conditions of a Petition of Vacation (VAC-21648) to vacate a portion of the public alley on this site.
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 04/30/07, except as amended by conditions herein.
4. A separate Site Development Plan Review shall be required for the new Stupak Park, which will be located on a different site.
5. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.
6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with the Downtown Centennial Plan.
7. The surfacing of the alley entrance shall conform to the Alleyway Treatment, as depicted in Graphic 8 of the Downtown Centennial Plan.
8. Any parking lot facing a public street shall incorporate a minimum 42 high parking lot screen fence in accordance with Graphic 9 of the Downtown Centennial Plan.
9. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with Subsection Graphic 7 of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.

10. 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:
 - a. Show shade trees along street frontages in conformance with Downtown Centennial Plan east-west streetscape standards.
 - b. Indicate the amount of landscaped area within the development area as a percentage of the total parcel area.
11. 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.
12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate appropriate right-of-way acceptable to the City Engineer to re-align the existing alley way on both sides of the proposed community center to provide access to Baltimore Avenue.

18. 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.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the issuance of any building or grading permits. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 34,823 square foot public Community Center on 1.25 acres at 250 West Baltimore Avenue. The proposed development will replace the current center located at 300 West Boston Avenue. If approved, the applicant plans to demolish the current center after completion to make way for additional park space.

The submitted plans depict a development that is appropriate for and compatible with the surrounding area; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
06/07/95	The City Council approved a request for a Rezoning (Z-0031-95) from R-4 (High Density Residential) to C-V (Civic) at 229, 230, 235 and 243 West Boston Avenue and 240 West Baltimore Avenue to establish a city park. The Planning Commission and staff recommended approval.
08/02/95	The City Council approved a Petition of Vacation (VAC-0030-95) to vacate a portion of a 15-foot wide alley located in the block bounded by Boston Avenue, Fairfield Avenue, Baltimore Avenue and Tam Drive. The Planning Commission and staff recommended approval. The vacation recorded on 05/15/96.
10/01/03	The City Council approved a request to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south. The Planning Commission and staff recommended approval.
11/01/06	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan from MXU (Mixed Use) to PF (Public Facilities) on 1.71 acres at 250 West Baltimore Avenue and 300 West Boston Avenue (GPA-16193). The Planning Commission and staff recommended approval.
06/14/07	The Planning Commission recommended approval of companion item VAC-21648 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #12/ss).

<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
11/20/06	Building permits (#06007067 and #06007068) were issued for shade structures in Chester Stupak Park. Final inspections have not been confirmed.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
06/05/07 The existing park site is well kept. The tall shade structures in the park appear to be about the same height as the proposed community center. Single-story and two-story apartment buildings are adjacent to the park site; they are mostly in good condition.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Public Park	PF (Public Facilities)	C-V (Civic)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Northern Strip Gateway)	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Downtown Overlay District	X		Y
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and the site development plans, the following standards are proposed for this development:

<i>Standard (C-V)*</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1.25 acres	N/A
Min. Lot Width	137 feet	N/A
Min. Setbacks • Front (north) • Side • Corner • Rear	5.5 feet 17.3 feet N/A 6.5 feet	N/A N/A** N/A N/A
Max. Lot Coverage	64%	N/A
Max. Building Height	37 feet	N/A
Trash Enclosure	Screened, gated, walled	Y
Mech. Equipment	Screened	Y

* The C-V (Civic) zoning district does not contain specific development standards; rather, they are determined by an approved site development plan or (in this case) the Downtown Centennial Plan as shown in the table below.

** After the alley dedication required by VAC-21648, the minimum side yard setback will be six feet.

<i>Standard (Downtown Centennial Plan)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks • Front • Side • Corner • Rear	70% of first story façade to align along PL 0 feet N/A 0 feet	Building set back 5.5 feet 17.3 feet N/A 6.5 feet	N Y N/A Y

Per Title 19.08.060(A.3), property within the boundaries of the Downtown Overlay District is not subject to Residential Adjacency Standards.

Pursuant to Title 19.12, landscape standards do not apply to any special purpose zoning district or to the Downtown Overlay District.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area (per Centennial Plan)	1 tree/6 spaces	7 trees	9 trees	Y
Buffer: Min. Trees	N/A	N/A	38 trees	N/A
TOTAL			47 trees	N/A
Min. Zone Width	N/A		5.5 feet (Boston Ave.) 6.5 feet (Baltimore Ave.) 3 feet (sides)	N/A
Wall Height	N/A		8 feet	N/A

The Downtown Centennial Plan Standards require the following:

Streetscape Standards	Required	Provided	Compliance
Sidewalk	10-foot width (in ROW)	5 feet (in ROW)	N*
Amenity zone	5-foot width (in ROW)	0 feet	N*
Tree species/spacing	Shade trees/min. 24 box at 15 to 20-foot intervals	24 box Bottle Tree, Desert Willow, Rio Grande Ash at 10-21 feet intervals	N
Parking lot screening	42-inch iron fence	42-inch iron fence	Y
Decorative paving	Stamped concrete at alley driveways	Stamped concrete at all vehicular access points	Y

* The Downtown Centennial Plan streetscape standards cannot be met given the constraints of the subject site and street layout next to adjacent parcels. The applicant is providing a matching five-foot sidewalk and six-foot landscape buffer in lieu of these requirements.

Pursuant to Title 19.10, the following parking standards apply:

In addition to Table 14.11, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Community Recreational Facility (Public)	34,823 SF	1/200 SF GFA	175	6	40	2	
TOTAL			169		42		N/A

Per Title 19.06.060, projects located within the Las Vegas Downtown Centennial Plan area (such as this one) are not subject to the automatic application of Title 19 parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The number of spaces provided is adequate to serve the needs of the park and the surrounding community. It is noted that 14 of the provided 42 parking spaces (or 33 percent) are designated as compact (8-foot wide) spaces.

ANALYSIS

- Zoning

The existing C-V (Civic) zoning district was established in 1995 and remains appropriate for the proposed community center, which is a permitted use in this district. Because it is located within the Downtown Overlay District, the development is not subject to the automatic application of Title 19 building height, setback, residential adjacency, lot coverage, parking or landscaping standards. However, per Title 19.06.060 it is subject to the standards of the Downtown Centennial Plan. Several of the plan features are deficient with regard to the Downtown Centennial Plan, but cannot be altered to comply. Per Title 19.06.020, development standards within the C-V District may be established by the site development plans. The applicant has attempted to meet the intent of the Downtown Centennial Plan standards whenever possible. Conditions have been added to ensure conformance to these standards.

- Site Plan

The submitted plans indicate that the proposed community center will be located on the west side of the parcel. Parking will occupy the northeast portion of the site. As a condition of approval of the companion Vacation (VAC-21648), alleys along both sides of the building will be dedicated that will connect to the existing alley bisecting the block between Boston and Baltimore Avenues. The main access to the community center, however, will be from Boston Avenue. Open space for Stupak Park will move to 300 West Boston Avenue once the existing community center on that property is removed. A separate Site Development Plan Review will be required for the new park.

Currently, the park parcel consists of several narrow platted lots. As a condition of approval, the site shall be remapped to revert the existing subdivision back to acreage in order to avoid the construction of the proposed community center over existing lot lines.

- Landscape Plan

The landscape plan indicates densely treed buffer areas on the north, south and portions of the east and west sides of the property. Centennial Plan standards call for five-foot amenity zones and 10-foot sidewalks, which cannot be accomplished along the existing 50-foot rights-of-way. Tree sizes can be amended to meet the current standard of 36-inch box.

- Elevations/Floor Plans

The submitted elevations show visual interest through wall plane and roofline changes, and variation in building materials. The entryway design is articulated as required by Downtown Centennial Plan standards. The exterior consists of primarily stucco and decorative CMU with metal accents. Primary exterior colors range from reddish brown to beige. Entry access is gained from the east elevation. The center contains a gym, library, offices and several classrooms on the first floor; the second floor contains additional classrooms and physical training facilities.

FINDINGS

The following findings must be made for approval of a Site Development Plan Review:

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

Multi-family properties surround the subject site. The proposed public community center will replace existing park area in the Northern Strip Gateway District of the Downtown Overlay District; however, the existing community center across from the subject site will be removed to create a new park open space for neighborhood residents. The proposed project is appropriate for the area and its larger size will better be able to accommodate the needs of the neighborhood.

- 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 public community center development is consistent with the PF (Public Facilities) General Plan designation within the Downtown Redevelopment Area. This category allows for uses considered public or semi-public, including governmental buildings/complexes, police and fire facilities, hospitals, sewage treatment and

stormwater control facilities, utility installations and libraries. It is consistent with the C-V (Civic) zoning district requirements. The development will satisfy Goals D.1 and D.3 of the Downtown Centennial Plan, which are to enhance the overall image of downtown and to establish a sense of place both within each district and the downtown as a whole. Due to the constraints of the property, several Downtown Centennial Plan standards cannot be met. Where possible, these deficiencies have been mitigated by acceptable alternative development.

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

Primary access to the property is taken from Boston Avenue; two 15-foot alleys will be dedicated on both sides of the proposed structure to provide access to Baltimore Avenue. These roadways will not adversely affect traffic levels in the neighborhood.

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

The decorative CMU, stucco and metal exterior is appropriate for this area. Landscape materials are also appropriate for the area; however, they do not meet Downtown Centennial Plan streetscape standards designed for this district.

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 design is appealing and will improve the aesthetics of the immediate area.

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

The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

PLANNING COMMISSION ACTION

Condition #8 was amended as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 135 by City Clerk

APPROVALS 1

PROTESTS 2