

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-23949 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: 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, landscape plan, and building elevations, date stamped 08/14/07, except as amended by conditions herein.
3. A Waiver from Town Center Streetscape Standards is hereby approved, to allow a zero foot amenity zone, no trees, and no special pavement and sidewalk treatment.
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 to only include Mexican Fan Palm, Rio Grande Ash, Chitalpa and Purple Robe Locust trees.
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. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
14. Site development to comply with Town Center Standards.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 10,738 square-foot fire station on 7.72 acres adjacent to the east side of Fort Apache Road, approximately 292 feet north of Fort Apache Road and Elkhorn Road.

The proposed fire station site agrees with the intent and either meets or exceeds the standards contained in the Town Center Development Standards and Title 19; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.
07/21/04	The City Council approved a Site Development Plan Review (SDR-4422), a Special Use Permit (SUP-4423) and a Variance (VAR-4424) to allow a 16 foot tall block wall where eight feet is allowed for an electric sub-station on 3.4 acres approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road
02/16/05	The City Council approved a Site Development Plan Review (SDR-5709) for a public park on 4.0 acres at the Northeast corner of Elkhorn Road and Fort Apache Road.
<i>Pre-Application Meeting</i>	
08/03/07	A pre-application meeting was held with the applicant. The applicant was informed that materials, landscaping and architectural character must be reflective of the Town Center Development Standards. Submittal requirements were then discussed.

<i>Field Check</i>	
08/23/07	A field check was made on site. The site is currently undeveloped with a power substation to the north of the proposed fire station.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.72

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	PF-TC (Public Facilities)	Undeveloped	T-C (Town Center)
North	M-TC (Medium Density Residential Town Center)	Condominiums	T-C (Town Center)
South	ML-TC (Medium Low Density Residential Town Center), MLA-TC (Medium Low Density Attached Residential Town Center)	Duplexes and Single Family Residential	T-C (Town Center)
East	M-TC (Medium Density Residential Town Center)	Single Family Residential	T-C (Town Center)
West	L (Low Density Residential Town Center)	Single Family Residential	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

**The applicant has requested a Waiver of Town Center Streetscape Standards.*

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic District), which is the equivalent to PF-TC (Public Facilities Town Center), shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

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Pursuant to Title 19.08 Development Standards, the following apply:

Standard	Provided
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	58 Feet 80 Feet N/A 90 Feet
Max. Building Height	23.3 Feet
Trash Enclosure	Screened
Mech. Equipment	Screened

Pursuant to Town Center Development Standards, the following apply:

Streetscape Standards	Required	Provided	Compliance
Primary Arterial	5 ft. amenity zone, trees installed 35 feet on center with special pavement and sidewalk treatment	No amenity zone, no trees and no special pavement and sidewalk treatment	N*

**The applicant has requested a Waiver of Town Center Streetscape Standards.*

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	
Government Facility	11,000	1:300	37		27		N*
SubTotal			35	2	25	2	N*
TOTAL			35	2	25	2	N*

**Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic District), which is the equivalent to PF-TC (Public Facilities Town Center), shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied.*

Waivers		
Request	Requirement	Staff Recommendation
Town Center Streetscape Standards (Primary Arterial) with a zero foot amenity zone, no trees installed 35 feet on center and special pavement and sidewalk treatment.	5 ft. amenity zone, trees installed 35 feet on center with special pavement and sidewalk treatment	Approval

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ANALYSIS

- **Zoning**

The proposed development is located in the T-C (Town Center) District. The Town Center Land Use Designation for the site is PF-TC (Public Facility Town Center). There are no specific standards outlined in the Town Center Development Standards for PF-TC (Public Facility Town Center). It states in section B of the Town Center Development Standards Manual that with regard to any issue pertaining to *land use and development that may arise in connection with these Development Standards and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to LVMC 19.18.090 and NRS 278.0201 through NRS 278.0207), the applicable regulations and standards contained in the city of Las Vegas Zoning Code will apply.*

Therefore, the standards in 19.06.020 stipulate that the development standards for a project in a C-V (Civic), which is the equivalent to PF-TC (Public Facility Town Center), shall be established upon approval of a Site Development Plan and other standards are not automatically applied.

- **Site Plan**

The proposal is for an 11,000 square foot public fire station to be constructed on the southeast portion of a 7.72-acre parcel. The facility will be accessed via four driveways from Elkhorn Road, which two of the access driveways will be used expressly for emergency vehicle access. These emergency vehicles exiting the fire station building will use the 21-foot wide driveway. There are 27 parking spaces provided, two of which are handicap-accessible. For an 11,000 square-foot government facility as proposed, Title 19 requires one parking space per 300 square feet of gross floor area, which calculates to 37 parking spaces. The applicant anticipates a total maximum occupant load at the fire station of 24 persons for the facility. In addition, *Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic District), which is the equivalent to PF-TC (Public Facilities Town Center), shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.*

- **Waivers**

The applicant has requested a Waiver of Town Center Streetscape Design Standards to provide no amenity zone, no trees installed 35 feet on center and special pavement and sidewalk treatment. Since the fire station requires multiple driveways for emergency access, the applicant cannot meet the requirements for tree spacing and continuous

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decorative scrollwork. In addition, the applicant has provided palm trees and a sidewalk on the portion of the streetscape where feasible and sufficient amount of landscaping throughout the site. Therefore, staff recommends approval of this Waiver.

- **Landscape Plan**

Pursuant to Title 19.12.010, Landscape Standards as presented in Title 19.12 do not apply to special purpose zoning districts such C-V (Civic), which PF-TC (Public Facility Town Center is the equivalent, containing special landscaping standards. The proposed project provides sufficient perimeter buffering with 12- to 45-foot wide planters on all interior portions of the site. Thirty-six-inch box trees are primarily clustered in groups of three or four within the planter and are accompanied by shrubs and groundcover. The landscape plans shows trees that are not listed as permitted trees in the Town Center Development Standards. Therefore, a condition has been added that the landscape plan be modified to only include Mexican Fan Palm, Rio Grande Ash, Chitalpa and Purple Robe Locust trees.

- **Elevation**

The submitted elevations are appropriate for a fire station. They display sufficient contrasts of texture and color, with varied materials providing enhanced visual interest. The architectural style and coloring is consistent with the Town Center Development Standards.

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 fire station is located in PF-TC (Public Facility Town Center), which is intended for public uses. It is compatible with existing development in the area.

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

The proposed fire station site agrees with the intent and either meets or exceeds the standards contained in the Town Center Development Standards and Title 19.

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

Elkhorn Road, a 100-foot wide Primary Arterial as depicted on the Master Plan of Streets and Highways, will be adequate in size to serve the proposed fire station site in addition to current neighborhood traffic. Sufficient space on site is provided to ensure circulation without congestion

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

Building and landscape materials will enhance the aesthetic appeal of the area and will serve the needs of the site.

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 proposed depict appropriate site and building design and architectural features that are consistent with the Town Center Development Standards.

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

The proposed development will be subject to inspections for Certificate of Occupancy and for Emergency Preparedness, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 726

APPROVALS 3

PROTESTS 1