



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-24452 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0078-01) 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 09/07/07 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.
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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.

SDR-24452 - Conditions Page Two
October 25, 2007 - Planning Commission Meeting

8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. The developer of this site shall construct half street improvements adjacent to this site in accordance with the Kyle Canyon Development Agreement and Kyle Canyon Development Standards and Design Guidelines. The developer shall construct appropriate temporary vehicular and pedestrian access to the park, acceptable to the City Engineer, concurrent with development of the park.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control section of the Department of Public Works 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.

SDR-24452 - Staff Report Page One
October 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a public park on 10 acres at the southwest corner of Iron Mountain Road and Fort Apache Road. A Site Development Plan Review for a park on this site was approved in 2005 with a two year expiration date.

Located on the east side of two elementary schools and west of a large residential subdivision the 10 acre park will provide recreational facilities for the surrounding area. The main entrance to the park by car is from Fort Apache Road. An existing stairway and ramp allow access for pedestrians from the schools. Amenities are to include soccer/lacrosse fields, tot lots, restrooms and plaza area with a water feature. Staff recommends approval of this Site Development Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/02/02	The City Council approved a Rezoning (Z-0078-01) from R-E (Residence Estates) Zone to C-V (Civic) Zone on approximately 30-acres and a Site Development Plan Review [Z-0078-01(1)] for two Elementary Schools northeast corner of Brent Lane and Tee Pee Lane. The Planning Commission and staff recommended approval.
12/05/02	The Planning Commission approved a request for a Site Development Plan Review (SDR-1135) for a proposed elementary school on 15.26 gross acres adjacent to the southwest corner of Fort Apache Road and the Iron Mountain Road alignment.
02/10/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-5869) for a public park on 10 acres adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road. This SDR expired on 02/10/2007.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this site.	
<i>Pre-Application Meeting</i>	
09/05/07	Discussed with the applicant the expiration of SDR-5869 and the requirements for submittal of a new application for a Site Development Plan Review and meeting dates.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

SDR-24452 - Staff Report Page Two
October 25, 2007 - Planning Commission Meeting

Field Check	
09/18/07	A site visit was performed by Planning and Development staff. Observed a large undeveloped parcel on the east side of two elementary schools. There is an existing staircase descending from the back of the elementary school property to the proposed park area.

Details of Application Request	
Site Area	
Net Acres	10

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD(Planned Community Development)	C-V(Civic)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Single Family Residential	PCD(Planned Community Development)	R-PD8 (Residential Planned Development 8 Units Per Acre)
West	Elementary Schools	PCD(Planned Community Development)	C-V(Civic)

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities and office projects may be used as buffers within the PCD. The existing C-V (Civic) district zoning and the proposed park and existing schools are consistent with the General Plan land use designation.

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
C-V (Civic) 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

SDR-24452 - Staff Report Page Three
October 25, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District,

Nevada Power and other public utility facilities. In addition, the C-V (Civic) district is appropriate for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the Northwest General Plan Amendment.

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal: Specific parking standards for park and recreational uses are not provided in Section 19.10, for C-V (Civic) district uses such as parks. These standards are established in the site development plan review. The proposed parking area for the park will consist of 93 parking spaces and will include four handicap spaces. Trees and groundcovers are shown throughout the parking area within the parking fingers which are shown between every six spaces.

ANALYSIS

The site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the project site. The proposed parking areas are depicted in a manner to provide access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the contiguous arrangement of the proposed lacrosse and soccer fields.

The proposed 10.0 acre park is located between two schools to the west and Fort Apache Road on the east. Vehicle access to the park is via Fort Apache Road. The parking area is located central to the park and provides an adequate number of parking spaces. Trees and groundcover are shown in the parking fingers and will provide shade for many spaces.

A plaza is adjacent to the parking area and will contain a tot lot, water splash area, restrooms and two ramadas. Lighted soccer/lacrosse fields are located on either side of the park. Abundant landscaping consisting of desert plant material is shown throughout the park and provides a buffer from the adjacent streets. The addition of a park to this area will be an enhancement to the quality of life within the surrounding communities.

SDR-24452 - Staff Report Page Four
October 25, 2007 - Planning Commission Meeting

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 public park will be an appropriate use for the surrounding single-family residences and the elementary schools with sufficient visual buffering and outside lighting measures incorporated.

- 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 project will be consistent with Title 19 and applicable City plans, policies and standards.

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

The proposed site access will not negatively impact adjacent residential neighborhood roadways, as proposed vehicle access to the park will utilize Fort Apache Road, a 100 foot Primary Arterial on the Master Plan of Streets and Highways.

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

The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular and pedestrian circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project is separated from the residential neighborhood to the east by Fort Apache Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

- 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 design of the park orderly and will provide recreational opportunities for different users of the park. Abundant landscaping buffers the park from the adjacent streets and adds an aesthetically pleasing element to the streetscape.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 365

APPROVALS 5

PROTESTS 0