



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-26000 - 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 General Plan Amendment (GPA-25997) Rezoning (ZON-25999) 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 date stamped 01/04/08 and building elevations date stamped 12/11/07, except as amended by conditions herein.
4. A Site Plan Development Review shall be required for Phase II of this development. This phase will provide a multi-use transportation trail to be constructed along the north right-of-way line of Bright Angel Way. Accordingly, a lighted trail with landscaping shall be provided along its entire length.
5. A revised site plan shall be submitted to the Planning and Development Department prior to the submittal of civil plans. This revised site plan shall provide a Town Center Parkway Standards for the south side of Durango Drive, including the median. The revised site plan shall include all of the Parkway streetscape improvements in Phase I.
6. 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.
7. 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).

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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. 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. Coordinate with the Right-of-Way section of the Department of Public Works regarding the necessary right-of-way/roadway grants adjacent to this site prior to the submittal of any construction drawings. The following dedications/easement rights are ultimately required: 30 feet of right-of-way for Azure Drive, including the area needed for a cul-de-sac meeting current City Standards, a 20-foot radius on the southeast corner of Azure Drive and El Capitan Way, 30 feet of right-of-way for El Capitan Way, a 20-foot radius on the northeast corner of El Capitan Way and Bright Angel Way and the area needed for deceleration/right turn lanes in accordance with Standard Drawing 201.1 on Durango Drive.
13. Submit a Vacation Application for the existing Azure Drive and Juliano Road public rights-of-way in conflict with this site plan prior to the submittal of any construction drawings.
14. 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 and construct all incomplete half-street improvements on Azure Drive, El Capitan Way, Bright Angel Way and Durango Drive (including deceleration/right turn lanes) adjacent to this site. Construction of the required improvements may be phased with on-site development at the discretion of the City Engineer. Durango Drive shall be constructed in accordance with Town Center Standards.
15. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed Public Park on 26.56 acres generally located on the south side of Durango Drive and Juliano Road. This park will contain four sports fields, a small childrens playground, public restroom facilities and a concession stand.

The proposed Public Park facility is consistent with the goals the Las Vegas 2020 Master Plan and Centennial Hills Sector Plan; approval of the project is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-03-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the proposed Public Park is located south of this Durango realignment and Juliana Road. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
12/06/07	A Pre-Application Meeting was conducted and informed the applicant of the process required to establish a public park at the above location. It was determined at this time that a General Plan Amendment, Rezoning and a Site Development Plan Review were required for this project. The applicant was also informed that a neighborhood meeting was required for this type of request. The timeframe for submitting the required applications and holding a neighborhood meeting was discussed.
<i>Neighborhood Meeting</i>	
01/03/08	<p>A neighborhood meeting was held on Thursday, January 3, 2008 at the Centennial Hills Community Center, Meeting Room #4 (room #116). The applicant, one member of staff and five members of the public were in attendance. Comments and concerns were the following:</p> <ul style="list-style-type: none"> * A majority of the residents were in favor of this public park, one resident was opposed to this request. * One of the residents in favor of this public park, requested tree buffers for the houses along the western portion of this park.

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Details of Application Request	
Site Area	
Gross Acres	26.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	L (Low Density Residential), PR-OS (Parks/Recreation/Open Space), and ML (Medium-Low Density Residential)*	U (Undeveloped) and R-E (Residence Estates)
North	Vacant	TC (Town Center)	SX-TC (Suburban Mixed Use)
South	Vacant, Single Family Residences	RNP (Rural Neighborhood Preservation Clark County)	R-E (Rural Estates Residential Clark County)
East	Vacant, Church	TC (Town Center) and PF (Public Facilities)	TC-SC (Service Commercial) and C-V (Civic)
West	Las Vegas Valley Water District Facility, Single Family Residences	ML (Medium-Low Density Residential), RNP (Rural Neighborhood Preservation Clark County)	P-F (Public Facility), R-E (Rural Estates Residential Clark County)

**The applicant has requested a General Plan Amendment from L (Low Density Residential), PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) to PF (Public Facilities).*

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

* As conditioned per SDR-26000.

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** A required Multi-Use Transportation Trail will be constructed as to the requirements in the Master Plan Trails Element during the second phase of this park. Although this trail is not drawn on the landscape plan or the site plan, it is noted on the site plan and will be built as required. As the Trail is on site for a Park, the requirement will be the ten foot path, landscaping per site plan

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020*, the following development standards shall apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	26.56 acres
Min. Lot Width	1,371 feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	292 feet 297 feet > 500 feet > 475 feet
Min. Distance Between Buildings	55 feet
Max. Lot Coverage	.34%
Max. Building Height	13.13 feet
Trash Enclosure	Screened
Mech. Equipment	Not indicated

*Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

Phase I*

Landscaping Analysis: Pursuant to Title 19.06.020**, the following standards shall apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Per Town Center</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	46 Trees	81 Trees	N/A
Additional Trees (Adjacent to buildings)			30 Trees	N/A
Landscaped Buffer (Church to the south)	1 Tree/ 30 Linear Feet	5 Trees	0 Trees	N/A

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Town Center Parkway: (Frontage along Durango Drive)	1 Tree/ 35 Linear Feet (Alternating between 1 Shade Tree and two Palm Trees (Mexican Fan Palms))	27 Shade Trees 54 Palm Trees	0 Trees	N/A
Town Center Parkway: (Median)	1 Tree/ 35 Linear Feet (20% Palm Trees, 10% flowering trees, at least five 5-gallon shrubs per tree)	50 Trees	0 Trees	N/A
TOTAL		182 Trees	111 Trees	N/A
Min. Zone Width	146		15 Feet	N/A
Wall Height	8 Feet		0 Feet	N/A

* The landscaping analysis was not fully completed for this Public Park project, due to the submittal of only the landscaping plan for phase I. Prior to the submittal of any civil plans, a submittal of a complete landscaping plan, including all phases, must be submitted to the Planning and Development Department for review.

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application. The landscape requirements from Title 19.12 are shown here for comparative purposes only.

Town Center Streetscape Standards: Parkway

<i>Streetscape Standards</i>	<i>Per Town Center</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Parkway: (Frontage along Durango Drive)	27 Shade Trees 54 Palm Trees	0 Trees	N/A
Town Center Parkway: (Median)	50 Trees	0 Trees	N/A

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</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	
		Two spaces per gross acre, plus additional parking for each major sports /recreation facility					
SubTotal	26.56 Acres		54	3	616	12	N/A
TOTAL			57		628		N/A

ANALYSIS

The proposed development is a Public Park on 26.56 acres, generally located on the south side of Durango Drive and Juliano Road. This project is indicated as Community Park in the Master Plan and will be expected to serve residents within three miles. The main access for this park will be from North Durango Drive a 120-foot wide parkway, but there will also be access from El Capitan Way, primarily a residential street.

The applicant has submitted a General Plan Amendment (GPA-25997) and a Rezoning (ZON-25999). The General Plan Amendment proposes a change from L (Low Density Residential), PR-OS (Parks/Recreation/ Open Space) and ML (Medium Low Density Residential) to PF (Public Facilities). The Public Facilities Category allows for public or semi-public uses, a Public Park is compatible with this designation. The Rezoning proposes to change the zoning of several parcels from U (Undeveloped) and R-E (Residence Estates) to CV (Civic) zoning. The Rezoning is compatible with the proposed General Plan Amendments and is prerequisite for the approval of this Site Plan Development Plan Review (SDR-26000)

- **Site Plan**

The main amenities this Public Park will provide include four multi-use fields for lacrosse and soccer, a small childrens playground (tot lot) and the development of a Multi-Use Transportation Trail to the south of this property on Bright Angel Way. This project will be completed in two phases enabling current residents to enjoy the facility and as the population grows in the Northwest Sector, the additional phase will be completed.

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The first phase includes the completion of two multi-use fields for lacrosse or soccer, a 1920 square-foot shade structure and a 1383 square-foot public restroom and concession facility. This phase will provide a total of 282 public parking spaces, including seven handicap spaces. The second phase will include the two additional multi-use fields, a playground for very small children (tot lot), team shelters, field lighting and a portion of the Multi-Use Transportation Trail located along Bright Angel Way. The second phase will also provide an addition 346 parking spaces, including 12 handicap spaces. This Site Development Plan Review is only entitling the first phase of this Public Park. The second phase will require another Site Development Plan Review submitted to the Planning and Development Department.

The development standards in Title 19.06.020(E) for a C-V (Civic) district are determined upon approval of a Site Development Plan Review application. The setbacks and lot coverage proposed by this development are consistent with this use and will not impact adjacent properties. A trash enclosure is adequately screened and a substantial distance away from residential properties.

- **Landscape Plan**

The landscape plan depicts only the first phase of the proposed development of this Public Park. Prior to the development of the second phase of this development, a Site Plan Development Review will be required; including a review of landscaping. An analysis of the first phase is included in this report and a condition added for the remaining landscaping plans.

The first phase of this project incorporates a substantial amount of landscaping within the parking lot and near the buildings. This amount of landscaping exceeds the amount that would be required for a typical development in the City of Las Vegas. The landscape plan does not adequately address the street as required for a typical development. The street frontage on North Durango Drive is not being designed as to the requirements of the Town Center Development Standards Manual for a Parkway.

This project is on the border of the Town Center Development Standards thereby creating a requirement of site specific landscaping of the median and streetscape for the south side of Durango Drive. The proposed landscaping does not include any trees in the median or the streetscape, thereby not conforming to any of the landscaping standards of Town Center for a Parkway. The proposed ten-foot sidewalk is the only aspect of this plan that conforms with the Town Center Parkway requirement of a width of at least 96. There are several characteristics for a Town Center street with a designation as a Parkway, including an overall purpose, design elements and principle characteristics.

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- **Town Center - Parkway/Arterials**
 1. Purpose. Parkways and Arterials are designed to carry vehicular traffic in and out of the Town Center. They must provide safe and easy access to the
 2. freeway system and to other areas of the city. For the purpose of these standards, portions of Durango Drive have been classified as Parkway and those portions of Fort Apache Road, Grand Teton Drive and Elkhorn Road within Town Center have been classified as Primary Arterials.
 3. Design Elements. All median landscape, street trees, sidewalk patterns and other street furniture shall be coordinated with the other Town Center design elements. (See Figure 27.)
 4. Principal Characteristics
 - a. All sidewalk patterns shall conform to the Town Center Development standards for Special Pavement and Sidewalk Treatment (See Page 61).
 - b. All medians shall be landscaped using a mix of drought tolerant trees, plants, and shrubs in the following manner: at least 20 percent of the landscaping shall consist of palm trees, at least ten percent of the landscaping shall consist of flowering trees; at least five 5-gallon flowering shrubs shall be planted per tree; a combination of other plant materials shall be used to obtain at least 75% coverage within three years of normal growth after installation. Trees may be grouped as long as the maximum distance between two trees does not exceed 40 feet on-center. Median islands for the Parkways/Arterials shall not be less than four feet from the back of curb to back of curb at the narrowest sections. The landscaping for the four foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders, ground cover as desired and Mexican Fan Palms spaced 35 feet on-center beginning 50 feet from median bullnose.
 - c. Within Parkway and Primary Arterial Amenity Zones (Figure 28 and 29) trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Majave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years.
 - d. All street lighting shall be overhead and shall conform to Uniform Standard Drawings for Public Works Construction, Clark County Area and the standards set forth in Figures 28 and 15.

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The proposed landscape materials are appropriate for the desert area, and will be used to increase the amenities provided by this Public Park. The amount of landscaping is generally less than what would be expected for a private project; however in the C-V zoning district the approved Site Development Plan Review sets the requirements for of a project including landscaping.

- **Parking**

The parking supplied by this project is adequate for the proposed public park with the first phase will providing 276 spaces. At build-out this park will have 628 spaces, including 12 handicap spaces. This amount of parking is adequate for the amount of patrons visiting this Community Park.

- **Elevations/Floor Plan**

The elevation plan shows the Public Restroom Facility and Concession Building that will be built during the first phase. This building will have a maximum height of 13.13 feet and an area of 1383 square feet. This building contains 548 square feet of restrooms, 248 square feet for concessions and 417 square feet for storage. This building will be a combination of white and beige masonry with a coral color roof.

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 located in the Northwest Sector generally located on the south side of Durango Drive and Juliano Road. While there are residential properties to the east and south of this site, adequate separation will be in place to minimize any potential conflicts.

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 Las Vegas 2020 Master Plan and the Centennial Hills Sector Plan. The General Plan designation of Public Facilities with the complimentary zoning of C-V (Civic) is consistent. The C-V (Civic) zoning designation allows for the process of Site Plan Development Review to determine the development standards, therefore this plan is compatible with the required design standards.

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

The subject site is served by North Durango, a 120-foot wide Parkway Arterial by the Master Plan Streets and Highways, which is adequate to support the proposed Public Park. This major road will provide the majority of access to the site. There is also secondary entrance from El Capitan Way a primarily residential street and the amount of traffic will be minimal. The circulation and site access for this property will not negatively impact neighborhood traffic or adjacent roadways.

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

The proposed building and plant materials are appropriate for a desert environment and for the City of Las Vegas.

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 proposed park development is consistent with similar park developments in the City of Las Vegas; the materials and design are not undesirable or obnoxious, but instead create an orderly and efficient experience 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 site development will be subject permits, and adequate measures will be taken to protect the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 132

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APPROVALS 1

PROTESTS 0