

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-25484 - APPLICANT/OWNER: CRAIG 95, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:*****Planning and Development***

1. Conformance to the conditions for Site Development Plan Review (SDR-19643), except as amended herein.
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 plans and building elevations date stamped 02/12/08, 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. 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 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.
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. Delivery truck ingress and egress for vehicles defined as WB-50 in AASHTO Geometric Design Manual shall be exclusively from Tenaya Way. We note that a joint access agreement for the driveway accessing Craig Road and Tenaya Way is on file.
14. Construct a raised median island at the shared access driveway to this site from Craig Road to restrict left turns from the existing northerly most driveway on the west side of the shared access driveway.
15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON19647 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an application request for a Major Amendment of an approved Site Development Plan Review (SDR-19643) for a proposed 39,305 square-foot Shopping Center on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95.

The proposed development is compatible and consistent with the commercial uses occurring along this portion of Craig Road; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/06/96	The City Council accepted a request to Withdraw Without Prejudice an application for General Plan Amendment (GPA-42-96) to GC (General Commercial) and a Rezoning (Z-0094-96) to C-2 (General Commercial) on the subject site as part of a larger request.
01/12/98	The City Council voted to Withdraw Without Prejudice a Rezoning (Z-0115-97) from U (Undeveloped) to PD (Planned Development) for a proposed commercial development on the subject site. The Planning Commission recommended denial of the Rezoning request.
12/20/01	The Planning Commission voted to Table a Rezoning from U (Undeveloped) to C-1 (Service Commercial) (Z-0074-01) and a Site Development Plan Review [Z0074-01(1)] for a proposed office/retail complex on the subject site. The staff recommended approval of the requests on 10/18/01.
01/21/04	The City Council approved a Rezoning (ZON-3197) to C-1 (Service Commercial) for the subject site. A condition of approval specified a two year time limit, which expired on 01/21/06. The staff recommended approval on 11/20/03 and the Planning Commission recommended approval on 12/18/03.
11/17/94	The City Council approved a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot OffPremise (Billboard) Sign. Staff and the Planning Commission recommended approval.
08/01/07	The City Council approved a Rezoning (ZON-19647) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-19643) for a 37,925 square-foot Commercial Center and Waivers of perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an 8-foot wide buffer is required and a 2-foot wide buffer along a portion of the north property line where an 8-foot wide buffer is required on 3.53 acres on the south side of Craig Road, west of U.S. 95. Planning Commission and staff recommended approval.

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12/20/07	Planning Commission approved an Abeyance request to February 14, 2008 for a Major Amendment (SDR-25484) of an approved Site Development Plan Review (SDR-19643) for a proposed 41,097 square-foot Shopping Center on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95.to Site Development Plan Review (SDR-25484). The applicant requested time to revise plans.
02/14/08	Planning Commission approved an Abeyance request to February 28, 2008 for a Major Amendment (SDR-25484) of an approved Site Development Plan Review (SDR-19643) for a proposed 41,097 square-foot Shopping Center on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95.to Site Development Plan Review (SDR-25484). The applicant requested time to revise plans.

<i>Pre-Application Meeting</i>	
10/24/07	A pre-application meeting was held with the applicant. The applicant proposed to add an additional pad, which was over 2,824 square feet more than the original approved Site Development Plan Review (SDR-19643). Staff explained that this would require a major amendment of the previous Site Development Plan review, which would require a public meeting and a full submittal.

<i>Site Visit</i>	
11/30/07	A site visit was conducted. The site is presently being utilized for the sale of Christmas trees, which the site has a Temporary Commercial Permit (TCP-25621). The permit states that tree sales will begin on November 24, 2007 and last through December 23, 2007. Time of operations is from 9am to 10pm.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.53

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped with existing billboard	SC (Service Commercial)	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)

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North	Undeveloped	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
South	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation
East	U.S. 95	U.S. 95	U.S. 95
West	Retail/restaurants	SC (Service Commercial)	SC (Service Commercial) General Plan Designation

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Airport Overlay (175 Feet)	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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	3.53 acres	Y
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	26 %	Y
Max. Building Height	N/A	42.1 Feet	Y

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Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Spaces	27 Trees	28 Trees	Y
Buffer: Min. Trees	1 Trees/30 Linear Feet	58 Trees	28 Trees	N*
Min. Zone Width				
• North property line		8 Feet	Two Feet	N*
• South property line		8 Feet	Zero Feet	N*
• East property line		8 Feet	Zero Feet	N*
• West property line		15 Feet	15 Feet	Y

*In regard to the property line buffers, staff noted in the previous approval (SDR-19643) that the east and north property lines are adjacent to a raised freeway, and had no objection to a Waiver of the buffer requirement along those property lines. The applicant is still proposing no landscaping along the south property line. Because this will allow better vehicular circulation with the commercial development to the south, staff had no objection to this Waiver as well.

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	
Shopping center	39.305 SF	1/250 SF	152	6	166	6	Y
TOTAL			158		172		Y

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ANALYSIS

- **Zoning**

The subject property is located within the Centennial Hill Sector of the General Plan, and has a SC (Service Commercial) land use designation. The SC (Service Commercial) allows the proposed uses and are in compliance with the land use designation. The site is currently zoned U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The proposed retail uses are permissible in a C-1 (Limited Commercial) zoning district, which is compatible with the SC (Service Commercial) General Plan designation.

- **Site Plan**

This site is currently undeveloped. The applicant proposed in the original Site Development Plan Review (SDR-19643 - see below) to construct a 19,900 square-foot retail building in the north portion of the site, and an 18,025 square-foot grocery store in the south. The applicant proposes in the new site plan to construct three retail buildings 28,380 square feet, 6,425 square feet and 4,500 square feet respectively in size, which adds 1,380 square feet to the site plan. The site plan indicates that the new building complies with the setback requirements of the Zoning Code.

Driveway access is provided by a 33-foot wide driveway to Craig Road, which is shared with the existing shopping center immediately to the west. A second driveway access exits to the property to the south. Public Works has conditioned the applicant to provide a joint access agreement for the driveway accessing Craig Road and Tenaya Way. The majority of the parking spaces are located west of the buildings, with some spaces also shown on the remaining sides of the structures.

	SDR-19643	SDR-25484
Building Square Footage	37,925 SF	39,305 SF (1,380 SF pad)
Height	40 Feet	42.1 Feet
Maximum Site Coverage	25 %	26%
Elevations	The elevations for all structures depict a stucco exterior with a decorative stone veneer. A flat roof is shown for both structures, with peaked standing seam metal roofs providing articulation.	The elevations for all structures depict a stucco exterior with a decorative stone veneer. A flat roof is shown for all structures, with open steel frame domes with stucco foam cornices.
Parking Required	152	158
Parking Provided	152	172

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- **Landscaping**

An eight-foot wide landscape buffer with a mixture of 28 thirty-six feet inch wide African Sumac and 18 feet tall Date Palm trees is shown along the west property line. Additional planting areas with trees, shrubs and ground cover are depicted in the parking lot. The applicant proposed a perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an eight-foot wide buffer is required and a two-foot wide buffer along a portion of the north property line where an eight-foot wide buffer is required. In regard to the property line buffers, staff noted in the previous approval (SDR-19643) that the east and north property lines are adjacent to a raised freeway, and had no objection to a Waiver of the buffer requirement along those property lines. The applicant is still proposing no landscaping along the south property line. Because this will allow better vehicular circulation with the commercial development to the south, staff had no objection to this Waiver as well.

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 development is compatible with the commercial uses occurring along this portion of Craig Road.

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 complies with the General Plan and adopted city plans, policies and standards.

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

The site is adjacent to Craig Road, which is designated by the Master Plan of Streets and Highways as a Primary Arterial and will not be adversely impacted by this request.

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

The submitted building elevations are typical of commercial development in this portion of the city. The substantial landscape buffer along the west property line will provide an aesthetically pleasing streetscape when viewed from Craig Road.

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- 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 elevations for the new buildings are compatible with the existing shopping center to the west and other development in the area.

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

The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 4

NOTICES MAILED 196

APPROVALS 0

PROTESTS 0