

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: MARCH 27, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-26861 - MERRYHILL DAYCARE CENTER (A COMMERCIAL SUBDIVISION) - APPLICANT: JHR ASSOCIATES - OWNER: TGB DEVELOPMENT I, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON19990) and Site Development Plan Review (SDR19986).
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

5. The Final Map for this site shall correctly show and reference the existing Multi-Use Transportation Trail Easement (not additional right-of-way as shown on this Map) adjacent to Grand Teton Drive.
6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
8. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
9. This Tentative Map shall comply with all applicable conditions of approval for Zoning Reclassification ZON19990, Site Development Plan Review SDR19986 and any other subsequent applicable siterelated actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivisionrelated construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such

deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a one-lot commercial subdivision on 1.88 acres at 7601 Grand Teton Drive. The Tentative Map conforms to the approved Site Development Plan Review (SDR-19986) for this site. Staff recommends approval of this map

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/14/03 Effective Date	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres. Planning Commission and staff recommended approval.
06/06/07	The City Council approved a request to Amend a portion of the Centennial Hills Sector Plan of the General Plan (GPA-19992) From: PCD (Planned Community Development) To: SC (Service Commercial) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive. Planning Commission and staff recommended approval.
06/06/07 (ROI expires 06/06/09)	The City Council approved a request for a Rezoning (ZON-19990) From U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to: C-1 (Limited Commercial) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive. Planning Commission and staff recommended approval.
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-19986) for a 10,896 square-foot Child Care Center and 8,000 square-foot Medical Office building on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
	CLV Civil Improvement Plans Project #26024 (not yet approved); A 10,896 square-foot Child Care center and an 8,000 square-foot medical office building;
<i>Pre-Application Meeting</i>	
01/30/08	The applicant was advised of the application procedure and required documents. Seven copies of cross sections were requested by staff.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

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Field Check	
02/27/08	A site visit was conducted which found perimeter walls, six foot in height, existing on the south and west property lines. The walls abut single family residential properties. Property appears to be approximately four feet above street grade. A public school is on the on the southeast corner of Buffalo Drive and Grand Teton Drive.

Details of Application Request	
Site Area	
Net Acres	1.88

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC(Service Commercial)	U[Undeveloped(Service Commercial)] Zone Under a Resolution of Intent to C-1 (Limited Commercial)
North	Grand Teton and Single Family Residential	PCD (Planned Community Development)	ROW / R-PD4 (Residential Planned Development - 4 Units Per Acre)
South	Single Family Residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)
East	Public School	PF-CC (Public Facility-Clark County)	C-V (Civic)
West	Single Family Residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development - 6 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
Special Purpose and Overlay Districts			
Trails *	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* A Multi-Use Transportation trail is located on the north side of the parcel along Grand Teton Drive.

FINDINGS

•General information (Commercial)

The site is located on the southwest corner of Buffalo Drive and Grand Teton Drive, and consists of an undeveloped parcel of land within a predominately residential area. A public school is located on the east side of Buffalo Drive. Characteristics of the Tentative Map conform to the approved Site Development Plan Review for this site (SDR-19986). Site access (ingress and egress) for this development is from southbound Buffalo Drive and eastbound Grand Teton Drive, both are 100-foot Primary Arterials.

•Cross Section

The applicant is proposing no new perimeter walls. An existing six-foot masonry block wall borders the southern and western perimeter of the site. An additional two feet is being added to the existing wall to buffer adjacent residential development from the playground area of the proposed day care center. A maximum three and a half foot retaining wall will be set back 12 feet from the eastern property line and adjacent to the Las Vegas Valley Water District easement.

•Trails

A 10-foot wide Multi-Use Non-Equestrian Transportation Trail is shown adjacent to the northern boundary of the site along Grand Teton Drive.

•Special Conditions of Approval (from SDR-19986)

1. The hours of operation shall be limited to 6:00am through 9:00pm, seven days per week.
2. The elevations shall be revised to indicate no signage along the north building elevation.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0