

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: APRIL 10, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27045 - APPLICANT: LAS VEGAS VALLEY WATER
DISTRICT - OWNER: THE 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 02/25/08, except as amended by conditions herein.
3. 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, and preserve existing mature landscaping where possible.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

Public Works

9. Remove all substandard public street improvements, if any, adjacent to the reservoir site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Construct all incomplete half-street improvements, including sidewalk, on Alta Drive adjacent to the reservoir site, concurrent with development of this site.
11. All landscaping and private improvements 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.
12. Grant a Multi-Use Transportation Trail Easement in accordance with the City's adopted Trails Plan adjacent to the reservoir site prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is an existing 20 million gallon Las Vegas Valley Water District reservoir with a mechanical structure. The proposed structure is a 1,064 square-foot, split level, concrete block structure with a metal roof, steel doors and glass block. It is proposed to utilize a new 480-gallon sodium hypochlorite disinfection system, electrical equipment and compressed air equipment. There will be no office space within the proposed structure, and no employees stationed out of the facility, and will generate very little additional traffic into and out of the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/01/90	The City Council approved a request for Reclassification (Z-0017-90) of property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U [Non-Urban (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2, and C-V)] to R-PD3 (Residential Planned Development), R-PD7 (Residential Planned Development Seven Units Per Acre) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
01/04/95	On a parcel directly to the south of the subject site, the City Council approved a request to Rezone (Z-0146-94) the site from N-U (NonUrban) zoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
02/05/97	On a parcel directly to the south of the subject site, the City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0053-96) from ML (Medium-Low Density Residential) to SC (Service Commercial). The Planning Commission and staff recommended denial. Additionally, the City Council approved a Rezoning (Z-0121-96) from N-U (Non-Urban) under resolution of intent to R-PD7 (Residential Planned Development 7 units per acre) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
12/08/97	On a parcel directly to the south of the subject site, the City Council approved a Rezoning (Z-0101-97) from U (Undeveloped) Zone [M (Medium Density Residential) and ML (Medium-Low Density Residential) Master Plan Designations] Under Resolution of Intent to R-3 (Medium Density Residential) to C-V (Civic) for a Proposed Private Elementary School. Staff and the Planning Commission recommended approval.

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11/20/03	On a parcel directly to the south of the subject site, the Planning Commission approved a Site Development Plan Review (SDR-3173) for a proposed 41,059 square-foot office building. Staff recommended approval.
09/09/04	On a parcel directly to the south of the subject site, the Planning Commission approved a Tentative Map (TMP-4914) for a one-lot commercial subdivision. Staff recommended approval.
05/18/05	On a parcel directly to the south of the subject site, the City Council approved a General Plan Amendment (GPA-6199) from PF (Public Facility) to SC (Service Commercial) and a Rezoning (ZON-6222) from PF (Public Facilities) to C-1 (Limited Commercial). Staff and the Planning Commission recommended approval.
03/01/06	On a parcel directly to the south of the subject site, the City Council approved a Site Development Plan Review (SDR-10810) for a proposed office complex consisting of 40,560 square feet of medical office and 15,000 square feet of professional office, with Waivers of building placement, parking lot, and foundation landscaping standards on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive. The Planning Commission and staff recommended approval.
05/17/06	On a parcel directly to the south of the subject site, the City Council approved to amend the Transportation Trails Element of the Master Plan to allow a five foot trail path where a ten foot trail path is required at the northeast corner of Hualapai Way and Alta Drive. The Planning Commission and staff recommended approval.
08/15/07	On a parcel directly to the south of the subject site, the City Council approved a request to for a General Plan Amendment (GPA-22501) to Amend a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way The Planning Commission and staff recommended approval.
08/15/07	On a parcel directly to the south of the subject site, the City Council approved a request for a Site Development Plan Review (SDR-22502) for a 23,544 square foot private school on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The Planning Commission and staff recommended approval.
<i>Pre-Application Meeting</i>	
11/06/07	Requirements for the Site Development Plan Review application were discussed.
<i>Neighborhood Meeting</i>	
A meeting was not required nor was one held.	
<i>Field Check</i>	
02/18/08	The condition of the property was as depicted in the submitted renderings, the landscaping along Alta appears to be watered and maintained.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
North	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
East	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Office, Undeveloped, Pre-School	SC (Service Commercial), M (Medium Density Residential)	C-1 (Limited Commercial), R-3 (Medium Density Residential)

<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			
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

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan Review, 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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The proposed structure is approximately 19 feet in height and over 300 feet from the closest residential properties, which are across Alta Drive from the subject site. The single family homes are buffered by an approximately 8-foot concrete block wall and landscaping, which the applicant proposes to raise to a ten-foot block wall. The floor plan indicates that there will be no office space within the proposed building and the site will only be accessed by Las Vegas Valley Water District staff for occasional maintenance, thus no additional parking is required.

Landscaping, Open Space and Parking Standards

C-V (Civic) zoned properties are exempt from the general application of landscape requirements, and open space standards. The proposed water disinfection treatment facility also has no required parking as there will be no office in the proposed buildings, additionally there is no additional landscaping required. A condition of approval has been added to require the applicant to install sidewalks along the Alta frontage of the subject site. As a result of that the existing landscaping will require alteration. Thus a condition to submit a landscaping plan with the added sidewalk along Alta before the final inspection and a certificate of occupancy is awarded has been placed upon this application.

<i>Provided</i>	
Min. Lot Size	11.25 Acres
Min. Lot Width	330 Feet
Setbacks	
• Front	132 Feet
• Side	65 Feet
• Rear	145 Feet
Trash Enclosure	N/A

ANALYSIS

The current site has an existing covered 20-million gallon water storage reservoir with an above-grade building and a 16.7 million gallon per day pumping station, enclosed by a chain link fence and screened by a 8-foot high masonry wall on the south side and earthen berms on the north, east and west sides of the existing subterranean facility. The applicant proposes to replace the 8-foot masonry wall with a 10-foot masonry wall along Alta Drive, further buffering the adjacent neighborhood from the site.

There is currently landscaping along the south side of the site adjacent to Alta Drive. This landscaping was installed previously by an adjacent developer. Alta Drive has been improved with curb, gutter and pavement. No sidewalk has been installed along the north side of Alta, however a condition has been added requiring a sidewalk to be installed in anticipation of the future needs of that site. A requirement for a landscape plan based on any adjustments necessary during sidewalk installation has been made by a condition of approval.

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There are future plans for a possible Nevada Cancer Institute campus to the west of the subject site, as well as the addition of a private middle school to the existing Merryhill private school which is to the Southwest of the subject site. Currently there is a law office and dental office on the corner of Alta and Hualapai and an undeveloped parcel owned by a religious organization, with C-V zoning, directly north of the intersection of Alta and Hualapai. The current proposal is compatible with the existing uses on the subject site and in the surrounding area, and is necessary to continue providing water to residents in this area, therefore staff recommends approval.

- **Zoning**

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 may provide 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 General Plan

- **Site Plan**

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan Review, 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 added development will be minimal. Parking is not required as there will be no office on site related to this proposed expansion of an existing facility. This project is accessed from Alta Drive classified as an 80-foot secondary collector street, and will have no significant impact on the traffic on Alta Drive.

- **Landscaping**

While C-V (Civic) zoned properties do not have standard landscaping requirements, the proposed water treatment facility conforms to parking lot landscaping and residential buffering requirements. The perimeter landscape buffer along Alta Drive contains 14 Monks Pepper Trees, 18 Mondel Pine Trees and 11 Honey Mesquite Trees. The shrubbery provided in the landscaping area consists of 118 Texas Ranger shrubs and 3 Autumn Sage plants. Groundcover provided includes 16 Gold Lantana plants, 120 Desert Broom Plants and 869 Regal Mist Deer Grass plants. A condition has been added requiring a revised landscaping plan to be submitted reflecting the added sidewalk

FINDINGS

The following findings must be made for a Site Development Plan Review:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The subject site is an existing 20 million gallon Las Vegas Valley Water District water reservoir which has been in the area for many years and is necessary for water provision for the surrounding area. The development is compatible with the area.

- 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 all Title 19 requirements and General Plan requirements.

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

Site access is from Alta Drive, classified by the Master Plan of Streets and Highways as an 80-foot Secondary Collector, this project will have no significant impact on the traffic on Alta Drive.

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

Existing landscaping will remain in place. The proposed building materials are appropriate for this area.

- 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 building elevations are compatible with the surrounding area and not unsightly. Adequate screening from the roadway also ensures that the mechanical elements of this facility will not be visible from the adjacent roadway and residences.

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

The site is subject to state and federal standards and will be secured and maintained by the Las Vegas Valley Water District. The proposed development will not have an adverse impact on public health and safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 265

APPROVALS 1

PROTESTS 7