

AGENDA MEMO**PLANNING COMMISSION MEETING DATE: APRIL 10, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-27078 - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-27079), and Waiver (WVR-27425) if approved.
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 and landscape plan, date stamped 03/21/08, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect compliance with the parking lot landscape, perimeter landscape and streetscape design requirements of the Town Center Development Standards. Additionally the site plan shall be revised to provide adequate vehicle circulation and access to the existing parking lot to the east.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum 20 feet on-center and a minimum of four five-gallon shrubs for each tree within a three-foot tall planter to match existing landscape treatment in front of the existing dealership along the street.
6. Provide four five-gallon shrubs for each tree provided within the southern landscape buffer.
7. 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.

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8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 20 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.
12. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Prior to the start of construction of this site, the applicant shall vacate all public and private easements in conflict with this site plan. In addition, coordinate with the City Surveyor to determine appropriate means, such as a reversionary map, to eliminate the apparent land-locking of APN 125-29-502-012. Comply with recommendation of City Surveyor prior to approval of construction drawings.

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16. Construct half-street improvements including appropriate over paving on Riley Street and construct all incomplete improvements on Centennial Parkway adjacent to this site concurrent with development of this site in accordance with Town Center Standards. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as 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 parking lot and a Waiver of the parking lot and perimeter landscape standards on 1.97 acres at the southeast corner of Centennial Parkway and Riley Street. The applicant is proposing to construct a 227-space parking lot as an expansion of an existing, approved parking lot to the east for an automobile dealership. The applicant has requested Waivers of the Town Center Development Standards to allow no parking lot trees for every six uncovered parking spaces, to eliminate the requirement of providing landscape islands at the end of all parking rows and to allow 16% open space where 20% is required. Staff finds that the request for these waivers indicates that the site is being overbuilt; therefore denial of this application is recommended.

Companion applications requesting a Rezoning (ZON-20185) and Waiver (WVR-27425) will be heard in conjunction with this Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/28/99	The City Council approved a petition to Annex [A-0031-98(A)] property generally located between Centennial Parkway and Tropical Parkway and between Durango Drive and El Capitan Way, containing approximately 74.55 acres of land, including APN 125-29-502-029. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Request for Rezoning (Z-0077-01) from: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] to: C-2 (General Commercial) Zone on 2.5 acres on the southeast corner of Riley Street and Centennial Parkway. The Planning Commission recommended approval, staff recommended denial.
01/16/02	The City Council approved a Request for a Special Use Permit (U-0134-01) for Used Vehicle Sales on the southeast corner of Riley Street and Centennial Parkway. The Planning Commission recommended approval, staff recommended denial. The Special Use Permit expired 01/16/04.

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08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center). The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a request for a Rezoning (Z-0043-02) from U (Undeveloped) [L (Low Density Residential) General Plan Designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) to T-C (Town Center). The Planning Commission and staff recommended approval.
02/05/03	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) including APNs 125-29-502-012 and 015. The Planning Commission and staff recommended approval.
08/17/05	The City Council approved a Site Development Plan Review (SDR-7464) for a parking lot and a waiver of the parking lot and perimeter landscaping requirements on 1.86 acres adjacent to the southeast corner of Centennial Parkway and Riley Street. This approval was for the adjacent parcel to the east of the subject parcels, which originally contained 1.86 acres, and has now been split into two separate 0.96 acre parcels. The Planning Commission recommended approval, staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject parcels.	
<i>Pre-Application Meeting</i>	
02/14/08	A pre-application meeting was held where elements of the Site Development Plan Review, Rezoning request and Town Center Development Standards were addressed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
03/04/08	A field check was performed by staff at the subject properties. The subject site was noted as being relatively flat, graded building site with a six foot block wall between the north and south parcels.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	GC-TC (General Commercial Town Center)	T-C (Town Center) and U(TC) [Undeveloped (Town Center General Plan Designation)]
North	Vacant Land, Car Dealership Parking Lot Under Construction	SC-TC (Service Commercial Town Center) and GC-TC (General Commercial Town Center)	T-C (Town Center)
South	Single Family Residences	GC-TC (General Commercial Town Center)	T-C (Town Center) and U(TC) [Undeveloped (Town Center General Plan Designation)]
East	Car Dealership, Car Dealership Parking Lot Under Construction	GC-TC (General Commercial Town Center)	T-C (Town Center)
West	Vacant Land	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C Town Center District	X		N*
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

* Waivers from the Town Center Development Standards have been submitted as part of this application.

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DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual and Title 19.12, the following standards apply.

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	38 Trees	Zero Trees	N*
	Number of end islands/2	7 Trees	Zero Trees	
North Buffer: Min. Trees	Clusters of Mexican Fan Palms in groups of two and three every 105 feet on center	5 Palms	8 Palms	Y
West Buffer: Min. Trees	1 Tree/30 Linear Feet	13 Trees	11 Trees	N**
South Buffer: Min. Trees	1 Tree/20 Linear Feet	15 Trees	18 Trees	Y
TOTAL		78 Trees	37 Trees	N*
Min. Zone Exterior Buffer		15 Feet	14.5 Feet	N**
Min. Zone Width		8 Feet	11 Feet	Y
Wall Height		6 Feet	6 Feet	Y

* Landscape Waivers from the Town Center Development Standards have been submitted as part of this application.

** Conditions have been added to this application, if approved, requiring compliance with these standards.

Pursuant to the Town Center Development Standards Manual, the following standards apply.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Frontage Road	• 5-foot sidewalk w/ 4-foot amenity zone	• 5-foot sidewalk w/ 4-foot amenity zone	Y
	• Palm Trees 35 feet on center within amenity zone	• Palm trees 35 feet on center within amenity zone	Y
	• Minimum of one-third five gallon plant material to reach 75% coverage within three years in amenity zone	• Minimum of one-third five gallon plant material to reach 75% coverage within three years in amenity zone	Y

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Town Center Tertiary	• 5-foot sidewalk with 5-foot amenity zone	• 5-foot sidewalk with 5-foot amenity zone	Y
	• Alternating flowering and shade trees spaced 30 feet on center	• Alternating flowering and shade trees spaced 30 feet on center	Y
	• Two accent trees at intersection	• Two accent trees at intersection	Y

Waivers		
Request	Requirement	Staff Recommendation
No parking lot trees	1 Tree for every 6 uncovered parking spaces	Denial
Eliminate some landscape islands at the end of all parking rows	Landscape islands are required at the end of all parking rows with one 24-inch box shade tree	Denial
To allow 16.5% open space	20% open space requirement	Denial

ANALYSIS

• **Zoning/Use**

The proposed Parking Lot is an acceptable use as per the Town Center Design Standards Manual for land within the GC-TC (General Commercial Town Center) Land Use Code.

• **Site Plan**

The site plan shows a 277-space parking lot covering approximately 1.97 acres. The parking lot is accessed from the existing parking lot to the east, and from a single entry/exit located on Riley Street. The parking rows generally echo those of the adjacent parking lot currently under construction, laid out in an east-west orientation, and contain a north-south access aisle near the center of the parking area. All parking rows abutting this access aisle contain a landscape island. In addition, landscape islands are provided for along the southern two rows of parking.

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Wheel stops are provided in areas abutting landscape planters and a decorative wrought iron fence with pilasters, to match the existing automobile dealership fence to the east, has been provided for along the Centennial Parkway frontage. A small wall has also been provided for along Riley Street; however this is a flood wall, and will only be between one and a half and two feet in height, as visible from the Riley Street frontage. The surface parking lot paving will sit at a height of up to six inches below the top of the flood wall. At the southern perimeter of the site, adjacent to the two existing single family residences, a six-foot block wall has been provided.

The site plan implies vehicular access will be established between the existing automobile dealership parking lot areas and the proposed parking lot expansion, however the design of the access routes needs further revisions. East of the Riley Street entrance, the parking lot rows between the existing and proposed parking lot are off set by nine feet, creating a potential safety hazard. In addition, the western access to the existing automobile dealership is shown on the site plan to dead-end into a landscape planter and a parking aisle. Further clarification will be needed from the applicant regarding on-site circulation.

- **Landscape Plan**

The landscape plan is included on the site plan submitted. The applicant has provided landscape which meets Town Center Development Standards along Centennial parkway, a Frontage Road, and Riley Street, a Town Center Tertiary. A 20-foot landscape buffer is provided along Centennial Parkway, containing ground cover, shrubs and clusters of two and three Mexican Fan palms. No berm has been provided for this planter, however under Side Development Plan Review (SDR-7464) the adjacent parking lot to the east was conditioned to provide a three-foot berm with minimum 24-inch box trees planted a maximum 20 feet on-center and a minimum of four five-gallon shrubs for each tree to match the existing landscape treatment to the east. A similar condition will be placed upon the applicant for the Centennial Parkway and Riley Street frontages. A 14.5-foot landscape buffer has been provided for along Riley Street, where 15 feet is required, containing shrubs and 11 24-inch box Chilean Mesquite trees. In addition, an 11-foot landscape buffer with 18 24-inch box Chilean Mesquite trees spaced less than 20 feet on center has been provided along the southern perimeter adjacent to the single family residences. No shrubs have been provided for within this planter.

The applicant has provided some, but not all of the parking lot landscape islands. Parking lot landscape islands are required to be provided for at a rate of one per every six parking spaces as well as at the end of all parking rows, and are to include five five-gallon shrubs and one 24-inch box tree. The applicant has provided parking lot landscape islands at a rate of one per every 15.3 parking spaces. No trees are provided within these islands where the Town Center Development Standards require 45 trees with adequate spacing. The applicant has provided the five five-gallon shrubs per island as required.

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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 development as proposed is not compatible with adjacent development and development in the area. The perimeter, buffer, and parking lot landscape were all noted as being deficient in comparison to the approved parking lot for the existing automobile dealership parking lot to the east.

- 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 development as proposed is not consistent with the Town Center Development Standards and Title 19. Multiple waivers have been requested by the applicant in order deviate from these standards.

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

Access to the site is provided from the existing parking lot to the east, and Riley Street, a 60-foot wide Town Center Tertiary. This roadway is adequate to meet the demands of the development as it serves as a 1,000-foot long connector road between Centennial Parkway, a 90-foot wide Frontage Road and Durango Drive, a 120-foot wide Town Center Parkway Arterial. Interior site access is not fully addressed within the site plan provided, as the connections between the existing automobile dealership and the proposed parking lot appear to connect into existing landscape planters and parking spaces.

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

The building materials and landscape materials proposed for the site are appropriate for the area and for the City.

- 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;**

No buildings will be located on this site at this time. The decorative wrought iron fence with pilasters will match the existing fence to the east, and the southern perimeter wall proposed will be subject to Town Center Development Standards.

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

The proposed development will be subject to the Uniform Building Code and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 69

APPROVALS 0

PROTESTS 0