



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: MAY 8, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-27508 - APPLICANT/OWNER: LAS VEGAS VALLEY  
WATER DISTRICT**

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### \*\* CONDITIONS \*\*

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. Conformance to the conditions for General Plan Amendment (GPA-27383) and Rezoning (ZON-27507), 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, landscape plan, and building elevations, date stamped 03/25/08, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: a landscape buffer shall be included along the western property line adjacent to the neighboring residential development sufficient to provide a tree every 20 feet on-center in an approved configuration as outlined by Title 19.12.030.
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. The proposed perimeter wall is approved at 10 feet and shall be a decorative block wall, with at least 20 percent contrasting materials, and conform to the requirements listed in Title 19.12.175 (G).

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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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. Dedicate 50 feet of right-of-way from APN 125-19-802-013 for the north side of Centennial Parkway prior to the issuance of any permits.
14. Coordinate with the City Right-of-Way Section for APN 125-19-802-006 to facilitate the relinquishment of Clark County BLM grants in order to amend City BLM Roadway, Sewer, and Drainage Grant N-80938 to include 50 feet on the north side of Centennial Parkway including the area needed for a bus turnout, a 54 foot radius on the northwest corner of Fort Apache Road and Centennial Parkway, 30 feet on the north side of Darling Road and appropriate right-of-way for the proposed offset cul-de-sac terminus, prior to the issuance of any permits.
15. Grant pedestrian walkway easements for all public sidewalks not located within public rightofway prior to the issuance of any permits.

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16. Construct half-street improvements on Centennial Parkway (including appropriate overpaving), Fort Apache Road, and Darling Road, including the required cul-de-sac bulb for the terminus of Darling Road adjacent to this site concurrent with development of this site. 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. 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.
18. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements in the Centennial Parkway public right-of-way adjacent to this site.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This request is for a Site Development Plan Review for a proposed 10,719 square-foot utility installation (water reservoir and pumping station) on two parcels, including the southern portion of a 20 acre parcel that includes a part of Clark County 215, adjacent to the west side of Fort Apache Road north of Centennial Parkway. This location will serve as a 30 million gallon below ground reservoir and pumping station for the northwest.

The applicant indicates that the proposed Centennial 2635 Zone Reservoir and Centennial 2745 Zone Pumping Station will provide gravity and transfer storage and potentially pump up to 36 million gallons of water per day. Further, the applicant proposes a 10-foot masonry wall around the perimeter of the project site to screen the pumping building, electrical building, and sodium hypochlorite building from adjacent property. The extent of the proposed development and the Utility Installation use are appropriate in the existing/proposed C-V (Civic) zoning district and approval of this request is recommended.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
02/06/08	The City Council approved a request for Annexation (ANX-24899) to annex property located approximately 340 feet west of North Apache Road and north of West Centennial Parkway, containing approximately 5 acres. The transfer into the city was effective as of 02/15/08. The Planning Commission and staff recommended approval.
04/24/08	The Planning Commission will hear a General Plan Amendment (GPA-27383) to amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on approximately 5.07 acres adjacent to the north side of Centennial Parkway, approximately 330 feet west of Fort Apache Road. Staff has recommended approval.
05/08/08	A companion item for a Rezoning (ZON-27507) will be heard concurrently with this item.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no relevant building permits or business licenses related to the site or request.	
<b><i>Pre-Application Meeting</i></b>	
03/13/08	A pre-application meeting was held and elements of this application were discussed. Location map and submittal requirements were discussed.

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<b>Neighborhood Meeting</b>	
03/26/08	A neighborhood meeting was held at the Centennial Reservoir Site, northwest corner of Centennial Parkway and Fort Apache Road. Four members of the public, one representative for the applicant, and a staff member from the Planning and Development Department and from the City Council Office attended. Those in attendance expressed concerns about views being blocked by the Pump Station.

<b>Field Check</b>	
3/21/08	The Department of Planning and Development conducted a site visit that found that the site is an undeveloped site. Some trash and debris had collected on the site, mainly at the edges.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	14.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property (APN: 125-19-802-013)	Undeveloped	L (Low Density Residential) Proposed: PF (Public Facilities)	U (Undeveloped) [L (Low Density Residential) General Plan Designation]
(APN: 125-19-802-006)	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	ROW (Clark County 215)	PF (Public Facilities)	C-V (Civic)
South	Undeveloped	Clark County: R (Rural Density Residential)	Clark County
East	Single Family, Detached	Clark County: ML (Medium-Low Density Residential)	Clark County
West	Single Family, Detached	Clark County: L (Low Density Residential)	Clark County

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	n/a
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>		X	n/a
<b>Trails</b>		X	n/a
<b>Rural Preservation Overlay District</b>		X	n/a
<b>Development Impact Notification Assessment</b>		X	n/a
<b>Project of Regional Significance</b>		X	n/a

RTS



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**DEVELOPMENT STANDARDS**

Pursuant to Title 19.06.010, the development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are acceptable. Any future development will require review for determination of appropriate development standards.

*The following development standards are proposed for this C-V (Civic) District:*

<b><i>Standard</i></b>	<b><i>Provided</i></b>
Min. Lot Width	>100 Feet
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side <ul style="list-style-type: none"> <li>○East</li> <li>○West</li> </ul> </li> <li>• Corner</li> <li>• Rear</li> </ul>	72 Feet  >100 Feet 192 Feet n/a >100 Feet
Min. Setback from a Primary Arterial Street	72 Feet
Max. Building Height	24 Feet
Trash Enclosure	Screened and Covered
Mech. Equipment	Screened
<b><i>Residential Adjacency Standards</i></b>	<b><i>Provided</i></b>
3:1 proximity slope	>100 Feet
Adjacent development matching setback	n/a
Trash Enclosure	>50 Feet
<b><i>Landscaping and Open Space Standards</i></b>	<b><i>Provided</i></b>
Parking Area	0 Trees
Buffer: Min. Trees	37 Trees (24-inch and 36-inch box trees in various groupings) *
<b>TOTAL</b>	37 Trees *
Min. Zone Width: <ul style="list-style-type: none"> <li>North - Interior (Adj. to CC215)</li> <li>West - Interior P L (Adj. to Resd)</li> <li>South - P L @ ROW (Adj. to Centennial Parkway)</li> <li>East - P L @ ROW (Adj. to Fort Apache Road)</li> </ul>	0 Feet 0 Feet * 10-22 Feet ** 15 Feet **
Wall Height	10 Feet Decorative Perimeter Wall

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- \* A condition of approval has been added that will require that landscaping be included on the technical landscape plan for the west side of the site adjacent to the residential development.
- \*\* Landscape buffer zones along Fort Apache Road and Centennial Parkway include a five-foot meandering sidewalk. The buffer width along Centennial Parkway varies due to a bus stop pull out just west of Fort Apache Road.

*Pursuant to Title 19.04 and 19.10, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Base Parking Requirement</b>	<b>Provided</b>		<b>Compliance</b>		
			<b>Parking</b>			<b>Regular</b>	<b>Handi-capped</b>
			<b>Parking Ratio</b>	<b>Regular</b>			
Utility Installation, Other Than Listed	10,719 SF	1 Space + 1 Space / 300 SF of Office Space	1 Space	1 Space	8 Spaces	1 Space	Y
<b>TOTAL (including handicap)</b>	10,719 SF		2 Spaces		9 Spaces		Y

**ANALYSIS**

The project site is located on the Centennial Hills Sector Map of the General Plan and has a designation of L (Low Density Residential) and PF (Public Facilities). A General Plan Amendment (GPA-27383), if approved, would change the designation to PF (Public Facilities) on a 5.07 acre portion of the project site. This category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The project proposes to site a Utility Installation consisting of a large subterranean water reservoir and pumping station to serve the growing northwestern part of the valley. The proposed Utility Installation (water reservoir and pumping station) use is in compliance with the PF (Public Facilities) designation.

There is a Rezoning (ZON-27507) proposed to change a 5.07 acre portion of the project sites zoning from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic). If approved, the request will consolidate the two parcels that make up the project site within the C-V (Civic) zoning district. The proposed/existing C-V (Civic) zoning 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 District may provide for any public or quasi-public use operated or controlled by any recognized

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religious, fraternal, veteran, civic or service organization. The proposed use established at this location is permissible in a C-V (Civic) zoning district which is compatible with the PF (Public Facilities) General Plan designation.

Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed landscaping, parking, setbacks, and maximum building heights for this project are defined as a part of this review. Any future development will require review for determination of appropriate development standards.

- **Site Plan**

The project site is located at the northwest corner of Fort Apache Road and Centennial Parkway. The project site is undeveloped acreage consists of two parcels, one of which includes Clark County 215 freeway running through the northern portion of the parcel. The site plan illustrates a single building complex with external below grade reservoir facilities.

The site plan indicates that eight parking spaces will be provided within the surface parking lot and a parallel handicap accessible space will be located at the north side of the building. The parking provided for a development of this nature, utility installation, is one space plus one space for each 300 square feet of habitable office area. The parking spaces provided exceed the requirements for an installation of this size. The parking lot is accessed via the interior traffic circulation aisles, with entrances off of Fort Apache Road and off of Centennial Parkway.

- **Landscape Plan**

The landscape plan depicts adequate landscape buffer widths at the perimeter of this project site area where adjacent to Fort Apache Road and Centennial Parkway. The perimeter landscape buffers are depicted as having a mix 24-inch and 36-inch box trees planted in various groupings to screen the utility installation from the residential development to the east and future development to the south of the project area. A condition has been include that will require additional landscaping along the western perimeter of the site adjacent to the residential development to the west. No trees are proposed within the interior of the parking area.

- **Elevations/Floor Plan**

The elevations depict a single story, 24-foot high, pumping station. The building uses fenestration, both textural and color, to breaking up the massing of the building. The use of different materials and expression lines adds visual interest to the facility. Materials used include buff, split face CMU block accented with smoothed and honed buff CMU block; finished metal doors; and low tinted glass.

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The floor plan shows that there will be a subterranean level for the pump room, and the ground floor will consist of the disinfection room, electrical room, building support facilities and loading areas.

The proposed site development plan review is in conformance with the sites General Plan designation and is appropriate for the existing/proposed C-V (Civic) zoning district. The proposed Utility Installation (water reservoir and pumping station) use is compatible with the neighboring residential zoning districts; therefore, staff is in support of this site development plan review request.

## **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 adjacent development and development in 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 existing/proposed C-V (Civic) zoning district allows for the development standards to be set by the zoning action and/or subsequent site development plan review. The site plan shows a compatible, Utility Installation that will be adequately screened and provide increased capacity and efficiency for water distribution in the northwest.

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

Centennial Parkway and Fort Apache Road, each a 100-foot Primary Arterial street, will be the vehicular access points for the installation. Minimal traffic is generated by this use type; therefore, negative impacts should be minimal with regard to adjacent roadways and neighborhood traffic.

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

The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding residential developments. The proposed landscaping, as conditioned, is adequate to screen the site from neighboring properties in this area.

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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 proposed building will provide a new aesthetically pleasing Utility Installation that will facilitate increase capacity and efficiency of water distribution while being harmonious and compatible with other development in the area.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for any commercial activities.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3**

**ASSEMBLY DISTRICT 13**

**SENATE DISTRICT 9**

**NOTICES MAILED 172**

**APPROVALS 0**

**PROTESTS 1**