

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 12, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-27842 - OWNER/APPLICANT: LAS VEGAS VALLEY WATER DISTRICT**

**** 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 04/21/08, except as amended by conditions herein.
3. 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.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

5. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicants expense.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

SDR-27842 - Staff Report Page One
June 12, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review to allow for the construction of a new 672 square-foot, 14-foot tall masonry building on property located at the southwest corner of Buffalo Drive and Regatta Drive. The building will house mechanical equipment used in conjunction with the 20-million gallon water storage facility on site. Additionally this proposal includes a plan to demolish three existing minor maintenance buildings on the site as well as a Nevada power transformer yard. The demolished facilities will be replaced with a new electrical circuit to power an existing pumping station. As the general use and intensity of the site will not change, and this facility has existed harmoniously in this area for many years, staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/03/87	The City Council approved a Rezoning (Z-0044-87) of the subject site and several other parcels from N-U (Non-Urban) to PC (Planned Community)
<i>Related Building Permits/Business Licenses</i>	
No relevant City Actions.	
<i>Pre-Application Meeting</i>	
04/10/08	The specific requirements for submittal of a Site Development Plan Review application were explained to the applicant.
<i>Neighborhood Meeting</i>	
A meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
05/01/08	Staff conducted a field check and found the landscaping and screening wall on the perimeter of the site well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	12.93

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Water Storage Facility	PF (Public Facility)	CV (Civic)
North	Single Family Homes	ML (Medium Low Density Residential)	RPD-5 (Residential Planned Development 5-units Per Acre)

**SDR-27842 - Staff Report Page Two
June 12, 2008 - Planning Commission Meeting**

South	Apartments	M (Medium Density Residential)	RPD-5 (Residential Planned Development 5-units Per Acre)
East	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Homes	ML (Medium Low Density Residential)	RPD-5 (Residential Planned Development 5-units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Yes
Airport Overlay District	X		Yes
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

**Airport Overlay District 200 This site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 200 feet in height; any structure over this height limit, must be reviewed by the Federal Aviation Administration (FAA). The proposed buildings do not exceed 112 feet in height, therefore this development will not be subject to the Airport Overlay District Standards.*

DEVELOPMENT STANDARDS

Title 19.06.010 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan. 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.

The proposed structure is approximately 14 feet in height and over 500 feet from the closest residential properties. The single-family homes are buffered by an approximately 6-foot high concrete block wall and landscaping. 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.

SDR-27842 - Staff Report Page Three
June 12, 2008 - Planning Commission Meeting

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	*	N/A	N/A
Min. Lot Width	*	N/A	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	*	39 feet 43 feet > 100 feet > 100 feet	Y*
Min. Distance Between Buildings	*	N/A	N/A
Max. Lot Coverage	*	< 5%	N/A
Max. Building Height	*	14 feet	Y*
Trash Enclosure	*	N/A	N/A
Mech. Equipment	*	N/A	N/A

** Title 19.06.010 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan. .*

From Title 19.08.060

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	42 feet	>100	Y
Adjacent development matching setback	20 feet	>100	Y
Trash Enclosure	N/A	N/A	N/A

ANALYSIS

This is a request for a Site Development Plan Review to allow for the construction of a new 672 square-foot, 14-foot tall masonry building on property located at the southwest corner of Buffalo Drive and Regatta Drive. The building will house mechanical equipment used in conjunction with the 20-million gallon water storage facility on site. Additionally this proposal includes a plan to demolish three existing minor maintenance buildings on the site as well as a Nevada power transformer yard. The demolished facilities will be replaced with a new electrical circuit to power an existing pumping station. As the general use and intensity of the site will not change, and this facility has existed harmoniously in this area for many years, staff is recommending approval.

Currently there is landscaping along the north and east sides of the site adjacent to Regatta Drive and Buffalo Drive. This landscaping was installed previously by an adjacent developer. Curb, sidewalk and gutter are in place along with landscaped areas along these adjacent right-of-ways.

• **Zoning**

The C-V 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

SDR-27842 - Staff Report Page Four
June 12, 2008 - Planning Commission Meeting

facilities. In addition, the C-V 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 District is consistent with the Public Facilities category of the General Plan

- **Site Plan**

Title 19.06.020 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, 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 Buffalo Drive classified as an 100-foot Primary Arterial street as designated by the City of Las Vegas Master Plan of Streets and Highways, which will have no significant impact on the traffic on Regatta Drive as there is no site ingress egress on that roadway.

- **Landscaping**

While C-V (Civic) zoned properties are exempt from the general application of landscape requirements, however this proposed water treatment facility conforms to parking lot landscaping and residential buffering requirements per Title 19. The perimeter landscape buffer along Buffalo Drive and Smoke Ranch Road contains; six Southwest Sweet Acacia; two Colorado Mesquite, four Chilean Mesquite, and ten Rosewood Trees. The shrubbery provided in the landscaping area consists of 23 Texas Ranger shrubs; one Sunrise Tecoma, one Aloe Vera; 20 Red Yucca; three Yellow Bird of Paradise; five Red Bird of Paradise.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development does not substantially alter the existing use or layout of the subject site which has been in operation as a water reservoir for many years existing harmoniously and compatibly with the surrounding area. Therefore the proposed development is compatible with the adjacent development.

- 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 is consistent with all City of Las Vegas standards, plans and policies.

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

This project is accessed from Buffalo Drive classified as an 100-foot Primary Arterial street as designated by the City of Las Vegas Master Plan of Streets and Highways, and will have no significant impact on the traffic on Regatta Drive as there is no site ingress egress on that roadway

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

Proposed building materials are appropriate for this area of the city, and the buildings and utilities are properly screened with a perimeter wall and screening landscaping.

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 and site alterations are adequately screened from the surrounding areas and are not unsightly, undesirable nor obnoxious in appearance.

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

The subject site is adequately secured with a perimeter wall and locked gate, as well the controlling agency regularly checks and maintains the site to ensure that public health, safety and general welfare is protected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 34

SENATE DISTRICT 6

NOTICES MAILED 520

SDR-27842 - Staff Report Page Six
June 12, 2008 - Planning Commission Meeting

APPROVALS 3

PROTESTS 2