

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JULY 10, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-28313 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28312) Rezoning (ZON-28311) and Waiver (WVR-28569) shall be required, if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/08, 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. For all developments/projects.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

7. Construct half-street improvements on Harris Avenue east of the existing concrete barrier rail to the eastern boundary of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. The existing concrete barrier rail shall remain in place. 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.
8. A Waiver of Las Vegas Municipal Code Title 18.12.130 for the cul-de-sac termination of Nettie Avenue shall be approved prior to the issuance of any permits.
9. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Trail Phase 1 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Comply with the recommendations of the Collection System Planning Section.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed public park on a 3.98 acre parcel located on an undeveloped property adjacent to the Las Vegas Wash, south of Harris Avenue and west of Nettie Avenue. The proposed park is passive in nature with no programmable space. The design includes ample tree coverage, two shaded childrens play equipment areas, four small picnic pavilions, adequate parking, and a restroom. The site is adjacent to a public middle school and the Las Vegas Wash, which will also be the future site of the Las Vegas Wash regional trail. The proposed park and trailhead will allow the City of Las Vegas to provide a vital link in a important trial project designed to serve all of Clark County. Staff recommends approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/18/02	The City Council approved a Rezoning (Z-0041-02) to R-PD2 (Residential Planned Development 2 Units Per Acre) and a Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development on this site. The Planning Commission recommended approval and staff recommended denial of these requests.
08/09/02	A request was made for an amendment to a portion of the Southeast Sector Plan of the General Plan from R (Rural) to L (Low Density Residential) on 3.98 acres located south of Harris Avenue and east of the Las Vegas Wash, General Plan Amendment (GPA-0018-02). The Planning Commission accepted a withdrawal without prejudice of the application.
11/21/02	A Request for a Variance (VAR-1031) to allow zero square feet of open space was stricken from the agenda.
02/02/05	The City Council approved a request for an Extension of Time (EOT-5844) of an approved Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development the subject site. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
The subject site has not been assigned an address and therefore has no relevant building permit or business license history.	
<i>Pre-Application Meeting</i>	
05/14/08	The requirements for a General Plan Amendment, Rezoning and Site Development Review were conveyed to the applicants representative.

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<i>Neighborhood Meeting</i>	
06/09/08	The meeting was held at 5:30 pm at Rafael Rivera Community Center located at 2900 Stewart Ave. The neighborhood meeting was conducted by staff members of the City of Las Vegas Public Works and Planning & Development Departments. The meeting was attended by three area residents. The residents expressed support of a park at this location, however they expressed concerns about security of the park, and possible issues with homeless individuals. The residents also expressed a desire to see more equestrian access to the park, and discussed how the property is currently utilized by horse owners in the area. A desire to preserve a rural feel to the area was expressed as well.
<i>Field Check</i>	
05/03/08	Staff found the site to be undeveloped and was secured by a temporary chain link fence. There are several salt cedar bushes on the site along with a small amount of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential) Proposed: PF (Public Facility)	R-PD2 (Residential Planned Development 2-Units Per Acre)/ Proposed C-V (Civic)
North	Dell H. Robinson Junior High School	PF (Public Facilities)	C-V (Civic)
South	Flood Control Facility and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)
East	Single-Family Homes	R (Rural Density Residential)	R-E (Residence Estates)
West	Flood Control Facility and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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

Please note the applicable code section here (Title 19.12)

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
Parking Area	7 Trees	Y*
Buffer: Min. Trees		
North	10 Trees	Y*
Southwest	21 Trees	Y*
East	41 Trees	Y*
TOTAL	79 Trees	Y*

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.*

Pursuant to Title 19.06.020, the following development standards shall apply:*

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	3.98 acres
Min. Lot Width	240 feet
Min. Setbacks	
• Front	92 feet**
• Side	60 feet**
• Corner	150 feet**
• Rear	180 feet**
Max. Lot Coverage	<2 %
Max. Building Height	10 feet
Trash Enclosure	Screened
Mech. Equipment	N/A

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.*

*** Measurements taken from the restroom and pavilion structure, which are the only two structures on site.*

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public Park	3.98 Acres	Two spaces per gross acre, plus additional parking for each major sports /recreation facility	8	1	14	2	
TOTAL	3.98 Acres		9		16		Yes*

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application*

ANALYSIS

The subject undeveloped property is located to the east of the Las Vegas Wash, south of Harris Avenue and west of Nettie Avenue and is intended to serve as a neighborhood park. Future plans for the wash include construction of the Las Vegas Wash Trail. The trail is a 20-mile planned trail that will allow residents to travel along it from the subject site to the Floyd Lamb State Park to the North and to the Clark County Wetland Park and Lake Mead National Recreation Area to the South. The proposed park site will serve as a trailhead for the adjacent Las Vegas Wash trail. To the north of the subject site there is a public middle school, Dell H. Robinson. This proposed development will allow the City of Las Vegas to provide a much needed neighborhood park to this primarily residential area, as well as provide additional recreational opportunity to the students of the adjacent middle school. Staff recommends approval of this application.

Trails Element of the City of Las Vegas 2020 Master Plan

The proposed park and trailhead will allow the City of Las Vegas to provide a much needed neighborhood park, in addition to a vital link in a trail project designed to serve all of Clark County. The proposed neighborhood park meets the Las Vegas 2020 Master Plan objective to promote the acquisition and development of land for parks in central city locations, and to integrate future parks with the trails system and provide appropriate amenities along the trail.

Las Vegas 2020 Master Plan Parks Element

Las Vegas has experienced extraordinary growth over the past several decades. From 1990 to 1998 alone there was a 50% increase in population. There were 29 parks in 1990 and currently 49 parks.

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Because of the growth and changes that have taken place in the community the planning and placement of parks, trails and other open space opportunities is very important to maintain a high quality of life for residents of Las Vegas. That is why the Master Plan Parks element was developed and enacted.

The Parks Element evaluates the present parks system in light of recognized national standards and identifies the adequacies and deficiencies of the present system. It evaluates the spatial distribution, accessibility, location, quantity, size and facilities of the community's existing parks. Projections of the functional needs based on the national standards were then made to the year 2020, accounting for local conditions, constraints and preferences.

The park and recreational needs of neighborhoods differ, mature areas might need improved access to park and recreational opportunity, however providing added recreational opportunity can be challenging. In this case the Las Vegas Wash Park and Trailhead provides a wonderful opportunity to add more open space and access to a the regional trail system to an area that does have needs according to the Parks Element of the Las Vegas 2020 Master Plan.

The Parks Element concludes that a ratio of 2.5 acres of strategically located neighborhood, community and regional park space for every 1,000 residents, as adopted by the Southern Nevada Strategic Planning Authority, is both a realistic and attainable goal. It also concludes that the national standard of one to two acres of neighborhood park space for each 1,000 residents should be strictly followed; state and federal parks and reserves already provide abundant regional recreational opportunity. Currently the City of Las Vegas has a ratio of 1.1 acres per 1000 residents.

All together, the Parks Element identifies a need for an additional 1550 acres of park land in the next 20 years. In the Southeast Sector, this additional acreage required at build out is expected to be 440 acres. The proposed public park will provide an additional 3.98 acres towards the remaining 176 acres needed to meet the plan goal. In addition, a goal under Acquisition Priorities is to obtain park land while the land is still available and then develop a park as the population demands, and the proposed site represents such an opportunity.

Site Plan

The subject site is a 3.98 acre roughly triangular site, with Harris Avenue to the north, single-family homes to the east and the Las Vegas Wash to the west. The proposed layout of the site includes two shaded play areas for children with play equipment, a parking area within the eastern portion of the site and walking paths, which meander throughout the site. Additionally, there are four covered picnic areas and numerous benches throughout the site. There is also a restroom located toward the center of the site.

The proposed park is intended to serve as a trail head facility for the Las Vegas Wash Trail being developed along the west side of the Las Vegas Wash and also as a neighborhood park for the surrounding residential areas and the adjacent middle school. The site will be accessible by both Nettie Avenue to the east and Harris Avenue to the North, and connect the two through the

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parking area. On the north end of the site there is a trail staging area with a shade ramada and an informational kiosk. This is located near the existing pedestrian bridge which will link the subject site to the Las Vegas Wash Regional Trail. Moving south there are synthetic turf pockets with areas to view the wash, a splash pad and covered swing set, with two separate shaded tot lot play areas. In that area there is also a public rest room and another shade ramada. There are four fitness stations along the walking path and a dry landscaped creek bed running down the central portion of the site. Additionally there is a horse accessible path running from Nettie Avenue to the south end of the site in order to preserve equestrian access to the existing rural properties in the area.

Elevations

The primary structure on the site is a public restroom is 9.3 feet tall, with a lightly pitched roof. The materials used in the structure are 8 x 8 x 16 solid grouted concrete masonry block. The roof will be a matching sheet metal with a dull finish that will match the shade ramadas. The shade ramadas will be comprised of steel construction with sheet metal roofs. There will also be shade structures over the swing area and the two tot lot areas with a sun resistant fabric cover of a vibrant color, which has yet to be determined.

Landscaping

The proposed landscaping for the subject site includes:

Moraine Honey Locust Seven of these 24-inch box trees are located primarily along the Harris Avenue street frontage.

Texas Mountain Laurel 19 of these 24-inch box trees are interspersed throughout the park. They are also placed at the Nettie Avenue entry as well as the entry off of Harris Avenue.

Chitalpa 17 of these 24-inch box trees are interspersed throughout the park with ten located along the Las Vegas Wash frontage.

Mulga Tree 22 of these 24-inch box trees are interspersed throughout the park with 12 located in along the southern portion of the site.

Mondel Pine 38 of these 24-inch box trees are located along the eastern boundary of the park.

Desert Broom 37, 5-gallon Desert Broom shrubs are located throughout the site.

Red Bird of Paradise 110, 5-gallon Red Bird of Paradise shrubs are located throughout the site.

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Red Yucca 110, 5-gallon Red Yucca shrubs are located primarily on the western side of the park.

Texas Ranger 106, 5-gallon Texas Ranger plants are located primarily in the central portion of the park, near the parking area and along the Harris Avenue street frontage.

Autumn Sage 237, 5-gallon Autumn Sage shrubs are located primarily in the central portion of the park, near the parking area and along the Harris Avenue street frontage.

Weeping Yucca 31, 5-gallon Weeping Yucca shrubs are located primarily in the central portion of the park and near the parking area.

Ground cover will be provided by Creeping Acacia, Trailing Lantana, and Prostrate Myoporum. Those plants are used extensively throughout the entire site with a large swath of Trailing Lantana running down the central portion of the site in a river bed pattern. Quarter inch, Apache Gold decomposed granite will be used in the landscape planters throughout the site.

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 public park is compatible with the surrounding residential community, which will serve area residents and add much needed open space to this 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;

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

The proposed public park will provide an additional 3.98 acres towards the remaining 176 acres needed to meet the overall plan goal of 440 acres. In addition, the proposed park achieves the goal under Acquisition Priorities to obtain park land while it is still available and then develop park land as the population demands.

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

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The site gains access from the east by Nettie Avenue which is a 60-foot wide local street and from the north Harris Avenue which is a 60-foot wide local collector street. These roadways are adequate to carry the added traffic this proposed development will generate.

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

The proposed building materials are appropriate and will blend in with the adjacent public school and single-family homes well. The landscaping materials blend in well with the surrounding residential areas, even providing a Mondel pine buffer and transition to the adjacent residential properties.

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 building elevations for the pavilion, play equipment and restroom are not unsightly and will blend in with the surrounding area. The overall site plan harmonious and compatible with the surrounding area and will add an aesthetically pleasing park to a presently vacant undeveloped property.

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

Once complete the facility will be secured and maintained by the City of Las Vegas. Public health, safety and welfare will not be compromised by this project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 421

APPROVALS 6

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PROTESTS

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