

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 28, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-29011 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* 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 07/15/08, 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 mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. The proposed cul-de-sac at the southeast portion of this site shall meet the approval of the City Engineer and the Department of Fire Services prior to construction.

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9. An update to the Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, 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 request for a Site Development Plan Review for renovations of a City Park on a portion of an 18.37 acre site at the southeast corner of Lake Mead Boulevard and "J" Street. The proposed renovations to the park, supports Goal One (1) of the West Las Vegas Plan, which is to enhance the quality of life of West Las Vegas residents. The proposed renovations also support Issue 1.5 of the West Las Vegas Plan, which addresses safety conditions. The proposed expansion furthers the goals and policies of the West Las Vegas Neighborhood Plan. Therefore, staff is recommending approval of this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/10/99	Staff administratively approved a Site Development Plan Review (SD-0012-99) for a remodel of a 7,355 square-foot community center at 1950 J Street.
10/03/99	The City Council approved a Site Development Plan Review (SD-0054-01) for a renovation and 54,148 square-foot addition to an existing community center at 1950 J Street.
09/07/06	Staff administratively approved a Site Development Plan Review (SDR-15433) for a 4,595 square-foot addition to an existing community center at 1950 J Street.
<b><i>Related Building Permits/Business Licenses</i></b>	
10/08/97	A Building Permit (#C-0189-97) for a 7,600 square-foot addition to Doolittle Senior Community Center was issued at 1950 J Street. The permit was finalized on 08/21/98.
07/05/00	A Building Permit (#C-0333-99) for an addition to the library was issued at 951 W. Lake Mead Boulevard. The permit was finalized on 02/15/01.
04/27/01	A Building Permit (#C-0095-99) for a restroom building was issued at 951 W. Lake Mead Boulevard. The permit was finalized on 09/11/00.
01/22/02	A Building Permit (#C-0276-01) for an addition and remodel to Doolittle Community Center was issued at 1950 J Street. The permit was finalized on 07/15/03.
04/05/05	A Building Permit (#L-1081-05) for outdoor basketball courts was issued at 1950 J Street. The permit was finalized on 05/04/05.
04/17/07	A Building Permit (#L-1614-07) for a shade structures was issued at 951 W. Lake Mead Boulevard. The permit was finalized on 11/13/07.
04/27/07	A Building Permit (#L-1481-07) for a tenant improvement for certificate of occupancy for the Las Vegas Library remodel was issued at 951 W. Lake Mead Boulevard. The permit for the Certificate of Occupancy was finalized on 09/27/07.

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05/29/08	A Building Permit (#114811) for a remodel existing book drop room was issued at 947 W. Lake Mead Boulevard. The permit has not been finalized.
<b><i>Pre-Application Meeting</i></b>	
06/11/08	A pre-application meeting was held on the indicated date. The applicant indicated the re-location of existing facilities. The applicant also outlined the new facilities and landscaping to be added to the overall site. The applicant was also advised of the Site Development Plan Review requirements for a submittal.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Field Check</i></b>	
07/30/08	The field check indicated the existing park and associated facilities. The site visit indicated the proposed locations for the re-located and new park amenities. The overall site was in fair condition.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	18.37

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	City Park (Doolittle Park and Doolittle Center)	PF (Public Facilities)	C-V (Civic)
North	Las Vegas Library and Theatre/Single-Family Residential/Private School	PF (Public Facilities)/MXU (Mixed-Use)	C-V (Civic)/R-2 (Medium-Low Density Residential)
South	Matt Kelly Sixth Grade Center/ Doolittle Community Center/ Multi-Family Residential	PF (Public Facilities)/M (Medium Density Residential)	C-V (Civic)/R-3 (Medium Density Residential)
East	Religious Institution/Multi-Family Residential	PF (Public Facilities)/M (Medium Density Residential)	R-4 (High Density Residential)
West	Andre Agassi Preparatory School/Single-Family Residential	PF (Public Facilities)/M (Medium Density Residential)/L (Low Density Residential)	C-V (Civic)/R-1 (Single Family Residential)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District (140-foot height)	X		Y
<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

**Redevelopment Plan Area** The subject site is located within the boundaries of the Las Vegas Redevelopment District. The proposed uses are in conformance with Redevelopment Plan goals and policies that encourage innovative, mixed use projects in this area of the City.

**Airport Overlay** The site is within the 140-foot height limitation contour of the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is a developed site with several amenities existing and proposed. The tallest amenity proposed on site is a ramada shade structure. The ramadas range in height from 10 to 15 feet in height. The proposed structures will not impact the 140-foot Airport Overlay height restriction.

**West Las Vegas Neighborhood Plan** The subject site is within the West Las Vegas Neighborhood Plan. The proposed expansion furthers the goals and policies of the West Las Vegas Neighborhood Plan. The proposed renovations to the park will support Goal One (1), which is to enhance the quality of life of West Las Vegas residents as well as support Issue 1.5, which addresses safety conditions. This issue is improved by the construction of an eight (8) foot drive located adjacent to the southern property line. That will be utilized by Las Vegas Metro to perform patrols in the area.

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.06.010, the following development standards are proposed:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks from property line			
• Front (north)	N/A	42 Feet	N/A*
• Side (east)	N/A	72 Feet	N/A*
• Corner (west)	N/A	72 Feet	N/A*
• Rear (south)	N/A	122 Feet	N/A*
Min. Distance Between Buildings	N/A	N/A	N/A*
Max. Lot Coverage	N/A	N/A	N/A*
Max. Building Height	N/A	58 Feet	N/A*

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\*Pursuant to Title 19.060.010, the development standards for a project in a C-V (Civic) zoning district shall be established by the City Council in conjunction with approval of a Site Development Plan Review. 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 below. Any future development will require review for determination of appropriate development standards.

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

<b><i>Parking Requirement</i></b>							
<b><i>Use</i></b>	<b><i>Gross Floor Area or Number of Units</i></b>	<b><i>Required</i></b>			<b><i>Provided</i></b>		<b><i>Compliance</i></b>
		<b><i>Parking Ratio</i></b>	<b><i>Parking</i></b>		<b><i>Parking</i></b>		
			<b><i>Regular</i></b>	<b><i>Handi-capped</i></b>	<b><i>Regular</i></b>	<b><i>Handi-capped</i></b>	
Public Park or Playground	18.37 acres	2 spaces per gross acre, plus additional parking for each major sports or recreational facility	37	2	46	4	Y
<b>TOTAL</b>			38		50		Y

**ANALYSIS**

The applicant is proposing renovations to the existing Doolittle Park. The applicant is proposing to add 269 additional trees, where only 107 currently exist. Additionally, several park amenities are being added, relocated, and renovated, such as; basketball courts, shade structures, water fountains, BBQs, picnic areas, restroom facilities, a concession stand and softball fields. The renovations also include; an eight (8) foot wide concrete walking path adjacent to the south property line. The eight (8) foot wide concrete walking path will also be utilized by Las Vegas Metro for additional patrols within the park.

- **Site Plan**

Access to the site is from Lake Mead Boulevard, a 100-foot wide Primary Arterial, as shown within the Master Plan of Streets and Highways and J Street, a 60-foot wide collector street. The site plan indicates the existing Doolittle Park, with the proposed addition of 269 trees and the relocation and addition of a variety of park amenities. The overall site renovations and improvements will enhance the West Las Vegas Neighborhood.

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There are no new parking spaces added as a part of the subject application. The applicant meets the parking requirements pursuant to Title 19 requirements for Public Parks. A parking area was recently constructed along the east side of the park. The approximately 46 parking spaces were added with four (4) van accessible handicapped parking spaces. Additional parking is available at the Doolittle Community Center and the West Las Vegas Library. A condition of approval has been added, which requires a cul-de-sac to be added along the southeastern portion of the subject site. The submitted plans indicate the cul-de-sac as required by the City Engineer and the Department of Fire Services. The following table indicates the existing, proposed and total changes of park amenities and landscaping at Doolittle Park.

<b>Doolittle Park Site Inventory</b>			
	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>
<b>Item</b>			
Trees	107	269	376
Baseball Fields	3 (1 to be removed)	2 (refurbished)	2
Basketball Courts	2 (relocated)	2 (relocated)	2
Horseshoe Pits	0	6	6
Picnic Tables (Standard)	9	27	36
Square Ramada	0	16	16
Hexagon Ramada	0	4	4
Restrooms	2	0	2
Concession	1 (converted to storage)	1	1
Picnic Areas	13	27	40
Interpretive Play Area	0	1	1
BBQs	3	22	25
Drinking Fountains	4	10	10
Benches	7	8	15

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Bleachers	6	0	6
Trash Cans	36	4	40
Dumpsters	1	0	1
Doggie bag dispenser	0	4	4

- **Landscape Plan**

Currently, 107 trees exist on the subject site. The landscape plan indicates the addition of 269 trees. The existing and proposed trees are a variety of evergreen and shade trees. The existing trees range in size from 36-inch box to specimen in size. The applicant is proposing a mixture of Texas Ash, Chitalpa and Chinese Pistache trees. The applicant is also proposing a variety of ground cover and shrubs such as; bird of paradise, desert spoon, red yucca, and deer grass. The majority of the trees will be located along the western portion of the subject site.

- **Elevations/Floor Plan**

The submitted elevations and floor plans are indicative of typical amenities found in a park. The proposed shade structures range in height from 10 feet to over 15 feet in height.

## 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 renovation to Doolittle Park is compatible with adjacent development in the area; as this is a renovation of an existing park, the proposed use has substantiated its compatibility with the surrounding 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;**

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The project is consistent with the PF (Public Facilities) designation of the General Plan, the zoning regulations of the existing C-V (Civic) zoning district and Title 19 requirements; as it will allow for the successful enhancement and revitalization within the West Las Vegas Neighborhood and Redevelopment Plan Area.

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

Access to the site is from Lake Mead Boulevard, a 100-foot wide Primary Arterial, as shown within the Master Plan of Streets and Highways and J Street, a 60-foot wide collector street. Access to Lake Mead Boulevard is adequate to meet the needs of the proposed renovations and should not negatively impact the adjacent roadways.

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

The proposed increase in landscape materials and recreational amenities are consistent with the existing materials found at Doolittle Park. These materials are consistent with similar landscape and building materials in the immediate 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;**

This project will be harmonious and compatible with surround commercial and civic properties, while providing improvements that will not be unsightly, undesirable, or obnoxious in appearance.

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

The proposed plans will not impact public health, safety or welfare since the development will be subject to City inspections during the construction of the new amenities.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15**

**ASSEMBLY DISTRICT 6**

**SENATE DISTRICT 4**

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**NOTICES MAILED**            412

**APPROVALS**                    1

**PROTESTS**                     0