



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-27963 - DECATUR AND VEGAS (A COMMERCIAL SUBDIVISION) - APPLICANT: ALPHA OMEGA STRATEGIES, LLC - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Variance (VAR-27964), Special Use Permit (SUP-28101), Special Use Permit (SUP-28102), and Site Development Plan Review (SDR-27965), if approved.
3. Street names must be provided in accordance with the Citys Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
6. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

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- I. Onsite sewers, 8 inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. The Final Map for this site shall dedicate the bus turnout as required per condition #21 of the approved Site Development Plan SDR-27965.
 9. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as Privately Maintained.
 10. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-27965) and all other subsequent site related actions.
 11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision -related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviation.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a one-lot commercial subdivision on 9.98 acres at 1501 North Decatur Boulevard. The proposed Tentative Map conforms to the approved Site Development Plan Review (SDR-27965) therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/24/61	The Board of City Commissioners approved a zoning reclassification (Z-0018-61) from R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-3 (Medium Density Residential) for approximately 18.3 acres generally located at the southwest corner of Vegas Drive and Decatur Boulevard. The Planning Commission recommended approval.
07/30/70	The Final Map (Decatur Gardens Unit 1) for a proposed 16-unit condominium development located generally at the southwest corner of Laurelhurst Drive and Vegas Drive recorded at the Clark County Records Office.
11/17/82	The Board of City Commissioners approved a Tentative Map (Shalimar Gardens Condominiums) for a 64-unit condominium development located generally on the west side of Laurelhurst Drive and the south side of Westmoreland Drive, west of Decatur Boulevard. The City Planning Commission recommended approval.
05/19/04	A Code Enforcement Case (#15146) for an abandoned black Acura vehicle on commercial property located at 1501 N. Decatur Boulevard. The case was closed on 06/03/04.
11/01/04	A Code Enforcement Case (#23453) for graffiti on condominium buildings, refrigerators in the courtyard to deny access to minors at 1513 Laurelhurst Drive. The case was closed on 11/04/04.
06/19/05	A Code Enforcement Case (#31477) for an illegal vendor operating at 1501 N. Decatur Boulevard. The case was closed on 06/25/05.
10/17/05	A Code Enforcement Case (#35370) for an illegal car repair business operating out of a single family residence at 1513 Laurelhurst Drive. The case was closed on 11/30/05.
12/10/05	A Code Enforcement Case (#36848) for an illegal car wash operating at 1501 N. Decatur Boulevard. The case was closed on 12/11/05.
07/16/06	A Code Enforcement Case (#44540) for an illegal car wash operating at 1501 N. Decatur Boulevard. The case was closed on 07/16/06.
03/20/07	A Code Enforcement Case (#51401) for an illegal car wash operation, homeless people, and goose droppings on a city owned lot at 1501 N. Decatur Boulevard. The case was closed on 04/03/07.

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07/14/07	A Code Enforcement Case (#55717) for an illegal car wash operating at 1501 N. Decatur Boulevard. The case was closed on 07/14/07.
04/12/08	A Code Enforcement Case (#64409) for an illegal car wash operating at 1401 & 1507 N. Decatur Boulevard. The case was closed on 05/10/08.
05/19/08	A Code Enforcement Case (#65435) for an illegal car wash operating at 1401 & 1507 N. Decatur Boulevard. The case is still open.
07/16/08	The City Council approved a Special Use Permit (SUP-28101) for proposed Senior Citizen Apartments; a Special Use Permit (SUP-28102) to allow a 10-story 135-foot building where 105 feet is the maximum height allowed in the Airport Overlay District; a Variance (VAR-27964) to allow 640 parking spaces where 696 spaces are required; and a Site Development Plan Review (SDR-27965) for an 11-story, 416-unit Senior Citizen Apartment Development with 56,150 square feet of Commercial, 47,700 square feet of Government Facilities (Fire Station), and a Park with a Waiver of the residential adjacency standard to allow approximately 183 feet where 405 feet is required and a Waiver to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required. The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
02/07/01	A demolition permit (#01002063) was issued for the removal of Wonder World Shopping Center. The permit was finalized on 02/20/01.
07/26/04	A demolition permit (#04018530) was issued for the removal of a condominium building at 1501 Laurelhurst Drive. The permit was finalized on 08/17/04.
07/26/04	A demolition permit (#04018531) was issued for the removal of a condominium building at 1509 Laurelhurst Drive. The permit was finalized on 08/17/04.
<i>Pre-Application Meeting</i>	
04/25/08	An informal pre-application conference was held. The overall project was discussed. Follow-up conversations were required to facilitate a complete submittal of all necessary applications.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
05/22/08	The subject site was found to devoid of any structures. The parking lot and parking lot lighting remains from the previous use of the site. The area where the buildings used to exist is now a dirt area, which is fenced off by chain link fencing (no permits found for the fencing).
07/10/08	A follow-up site visit was performed. No changes in the site conditions were noted by staff.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	9.98
Gross Acres	11.34

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Lot	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shops/Church/Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shops/Church/Thrift Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Bureau of Land Management Office (BLM)/Park (Ed Fountain Park)/Golf Course	PF (Public Facilities) & PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Single-Family Residence	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
*Las Vegas Redevelopment Plan	X		*Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
**A-O (Airport Overlay) District 105 feet	X		**N
***Las Vegas 2020 Master Plan - Revitalization Area	X		***Y
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

***Las Vegas Redevelopment Plan**

The goals and objectives of the redevelopment program in the Redevelopment Area are as Follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.

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4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

****Airport Overlay District**

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 105-foot contour limitations and exceeds the height limitations with an approved building height of 135 feet via Special Use Permit (SUP-28102). A condition has added to both Special Use Permit (SUP-28102) and Site Development Plan Review (SDR-27965) requiring written approval by the Clark County Department of Aviation ensuring no change in flight patterns.

*****Las Vegas 2020 Master Plan Revitalization Area**

The Master Plan seeks to stabilize and improve those areas that form the heart of the community; protect them from the intrusion of non-residential land uses; and where a transition to incompatible non-residential activities is underway, to integrate these uses in a sensitive and attractive manner. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment.

FINDINGS

•General Information

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Revitalization Area of the Las Vegas 2020 Master Plan, and has a SC (Service Commercial) land use designation with a C-1 (Limited Commercial) zoning

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district. The SC (Service Commercial) land use designation allows for low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The Service Commercial designation may also allow mixed-use development with a residential component where appropriate. The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial category of the General Plan.

The 9.98 acre site consists of one parcel located on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. Characteristics of the tentative map conform to the approved Site Development Plan Review (SDR-27965) for this site.

Site access (ingress and egress) for this development is from multiple driveways along Decatur Boulevard and Laurelhurst Drive.

•Cross Section

The applicant is proposing a new perimeter fence. The 6.17-foot tall fence will be constructed of 1.5 inch square tubing with 7.33-foot tall pilasters placed approximately every 20-25 feet. The fence also features a 6 inch tall concrete planter curb. The site provides little slope with an approximate 0.001 percent slope shown on the north to south property section, and an approximate 0.005 percent slope shown on the west to east property section.

•Trails

No required trails are directly adjacent to this development.

•Special Conditions of Approval (SDR-27965)

1. All development shall be in conformance with the site plan date stamped 05/27/08, landscape plan date stamped 05/19/08, and building elevations date stamped 04/29/08, except as amended by conditions herein.
2. A Waiver from Title 19.08.060(B) is hereby approved, to allow a residential adjacency setback of 183 feet where 405 feet would be required to meet the 3:1 Proximity Slope.
3. A Waiver from Title 19.12.040 is hereby approved to allow a six (6) foot landscape buffer depth along the south property line of the commercial lot, where eight (8) feet is required.

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4. An Exception from Title 19.12.040 is hereby approved, to allow 99 parking lot trees, where 107 trees are required; and to allow the use of landscape diamonds as depicted on the landscape plan, date stamped 05/19/08.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

APPROVALS 0

PROTESTS 0