

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-28732 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** 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 07/30/08, except as amended by conditions herein.
3. 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.
4. 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.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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8. Lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of all structures shall be shielded and shall be downward-directed. Lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. A 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.
13. In the event of a transfer in ownership of this property, appropriate Pedestrian Access and Multi-Use Transportation Trail Easements shall either be granted by the new owner or retained by the City of Las Vegas as a condition of the transfer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is proposing a 10-foot wide concrete Desert Nature Preserve Trail on a 22 acre site located approximately 725 feet north Alta Drive along the eastern alignment of Hualapai Way. The site is bordered by Hualapai Way to the west, by a natural desert arroyo which is designated as a regional flood control facility to the south and single-family homes to the north. The proposed development is intended to preserve the existing arroyo in its natural condition and provide a pathway for area residents to access the site and enjoy the natural flora and fauna and views of the Las Vegas Valley. One shade ramada is being provided, as well as benches, trash and dog waste receptacles, which will be located at regular intervals along the trail. Lighting is proposed along the length of the trail, however to minimize impacts to adjacent residences the lights are to be shielded and directed away from the homes.

The proposed development protects the existing natural desert area, increases recreational amenities and does not adversely impact surrounding residential properties; therefore, staff is recommending approval of this proposal.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/01/90	The City Council approved a request for the Reclassification (Z-0017-90) of property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from N-U [Non-Urban (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2, and C-V] to R-PD3 (Residential Planned Development), R-PD7 (Residential Planned Development Seven Units Per Acre) and C-1 (Limited Commercial). The subject property was reclassified from N-U (Non-Urban) to C-V (Civic) as part of the larger request. The Planning Commission and staff recommended approval.
<i>Pre-Application Meeting</i>	
06/18/08	Requirements for the Site Development Plan Review application were discussed.
<i>Neighborhood Meeting</i>	
A meeting was not required nor was one held.	
<i>Field Check</i>	
07/10/08	The site was found to be in a natural undeveloped state with many desert plants on site. There was some evidence of possible vehicle travel on the site.

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Details of Application Request	
Site Area	
Gross Acres	22

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
North	Single-Family Homes	M (Medium Density Residential)	P-C (Planned Community) [SFZL (Single Family Zero Lot Line)] Summerlin Master Plan]
South	Office, Undeveloped, Pre-School	SC (Service Commercial), M (Medium Density Residential)	C-1 (Limited Commercial), R-3 (Medium Density Residential)
East	Undeveloped Golf Course	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Golf Course	PR-OS (Parks/Recreation/Open Space)	P-C (Planned Community) [P (Community Open Space/Recreational)] Summerlin Master Plan

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	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

**Title 19.06.020 stipulates that the development standards for a project in a C-V (Civic) District shall be established upon approval of a Site Development Plan Review, and that setback and other standards are not automatically applied. As this project is proposing an expansion of an existing use within the C-V (Civic) District and establishing appropriate design standards, this project is in compliance with the C-V (Civic) District.*

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DEVELOPMENT STANDARDS

<i>Provided</i>	
Min. Lot Size	22 Acres
Min. Lot Width	240 Feet
Hualapai Way Landscape Buffer Width	24 Feet
Setbacks* • Front • Side • Rear	405 Feet 510 Feet < 1000 Feet
Max. Building Height	12 Feet

**The trail is set back at a minimum of 50 feet from adjacent residences to the north.*

Landscaping, Open Space and Parking Standards

Title 19.06.020 stipulates that the minimum development standards for a project in a C-V (Civic) District shall be established upon approval of a Site Development Plan Review, and that setback and other standards are not automatically applied. As this project is proposing a use within the C-V (Civic) District and establishing appropriate design standards, this proposed development is in compliance with the C-V (Civic) District.

<i>Landscaping Provided</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
Buffer:		
North	55 Trees	Y*
South	34 Trees	Y*
West	29 Trees	Y**
TOTAL	118 Trees	Y**
Wall Height	6 Feet	Y***

**Trees are generally located within 40 feet of the property line, spaced at irregular intervals.*

*** Title 19.06.020 stipulates that the development standards for a project in a C-V (Civic) District shall be established upon approval of a Site Development Plan Review, and that setback and other standards are not automatically applied. As this project is proposing a use within the C-V (Civic) District and establishing appropriate design standards, this project is in compliance with the C-V (Civic) District.*

**** An existing 6-foot concrete block and wrought iron fence is provided by the adjacent residential properties to the north of the subject site.*

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ANALYSIS

The City of Las Vegas is proposing a 10-foot wide concrete pathway on a 22 acre site located approximately 725 feet north Alta Drive along the eastern alignment of Hualapai Way. The undeveloped parcel is a roughly triangular shaped property, which fronts onto Hualapai Way abutting single-family homes to the north and a natural desert arroyo, which is also an active regional flood control facility to the south. The parcel is in an undeveloped and undisturbed natural desert state with indigenous flora and fauna.

As the proposed development protects existing natural desert area, increases recreational amenities in the area and does not adversely impact surrounding residential properties, staff is recommending approval of this proposal.

- **Zoning**

The proposed use conforms with the C-V (Civic) zoning category requirements. The C-V (Civic) 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 (Civic) 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 (Civic) district zoning category is consistent with the PR-OS (Parks/Recreational/Open Space) category of the General Plan.

- **Site Plan**

Title 19.06.020 stipulates that the development standards for a project in a C-V (Civic) District shall be established upon approval of a Site Development Plan Review, and that setback and other standards are not automatically applied. In reviewing the project for conformance with Title 19 commercial development standards, all proposed structures have adequate setbacks from property lines, and lot coverage from the single on-site structure is minimal. Parking is not required and no on-site parking is provided.

This project is accessed by pedestrian traffic from the Hualapai Way street frontage of the site. The pedestrian trail follows the natural contours of the arroyo along the southern side of the property and travels back around on the northern property meandering along the natural contour of the site in a roughly half-mile loop. One shade ramada is being provided on site and will be constructed in part with materials gathered from the site, which is a sustainable building practice. Benches, trash and dog waste receptacles are provided at regular intervals along the trail. Lighting is proposed along the length of the trail, however to minimize impacts to adjacent residences the lights are to be shielded and directed away from the homes.

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- **Parking**

Under Title 19, C-V (Civic) zoned properties do not have standard parking requirements. As this proposed development is a desert nature preserve trail and designed for area residents to utilize, no on-site parking has been provided, nor is any required.

- **Landscaping**

Under Title 19, C-V (Civic) zoned properties do not have standard landscaping requirements; and this proposed Site Development Plan Review will establish the development standards on the subject site. The proposed landscape plan for the site has two distinct areas, the Hualapai Way street frontage and the length of the trail itself. Caliche has been discovered running very close to the surface across much of the site. As a result of this topsoil will be brought in and mounded for many of the trees to be planted on the site.

The proposed landscaping along Hualapai Way blends in with the existing landscaping along that street frontage to the north of the subject site. Thornless South American Mesquite trees and African Sumac trees are being provided in that area. The trees are placed irregularly but generally maintain a 20-foot separation. There is a portion of the street frontage that has no proposed trees, which will preserve views of the arroyo from roadway. The shrubs proposed for this area are Yellow Bird of Paradise, Bear Grass, Rosemary, and Thunder Cloud Ranger.

The proposed plan is to preserve the existing arroyo in its natural condition, as well as the majority of the site, which will remain in the existing natural undisturbed condition. The site currently has indigenous flora and fauna. The areas along the proposed trail will be lightly landscaped with trees to provide shade along the substantial portions of the trail and shrubs and groundcover to enhance the site. Along the trail Catclaw Acacia, Thornless South American Hybrid Mesquite and Texas Mountain Laurel Trees are proposed. Over 2,000, five gallon plants are proposed along the length of the trail. These plant types include 31 different species of shrubs, groundcovers, accents and cacti which will provide a diverse and appealing landscape along the trail.

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 the adjacent development as it is remaining largely in a natural and undeveloped state.

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- 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 trail and open space development is consistent with the C-V (Civic) land use category, as well as the PR-OS (Parks/Recreation/Open Space) category of the General Plan. Minimum development standards for property in the C-V (Civic) District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the 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 development standards are compatible with the surrounding residential, recreational and undeveloped properties.

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

Public vehicular site access is not provided. A driveway cut along Hualapai Way is provided for service and maintenance access, with bollards in place to prevent public access. Hualapai Way is a 100-foot Primary Arterial Roadway, which will provide adequate access for maintenance of the site. The minimal amount of traffic generated from this site will not have an adverse impact Hualapai roadway.

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

The proposed building and landscaping materials are appropriate for this area and for the city. The proposed landscaping and shade structures are compatible with the surrounding areas.

- 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 two small shade structures on this site are not undesirable in appearance and blend in well with the site. On site materials are to be used in the construction of the shade ramadas which will act as a sustainable building practice.

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

The site will be secured during construction and will be secured by City of Las Vegas detention and enforcement officers after completion. Public health, safety and general welfare are not adversely impacted by this proposal.

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ASSEMBLY DISTRICT 2**SENATE DISTRICT** 8**NOTICES MAILED** 265**APPROVALS** 9**PROTESTS** 1