

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-29145 - SITE DEVELOPMENT PLAN REVIEW
APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION

**** 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 and landscape plan, date stamped 08/26/08, 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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 20 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.

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8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the City Surveyor to determine if a Reversionary Map or other action is necessary. Comply with recommendation of City Surveyor prior to approval of construction drawings.
11. Construct half-street improvements including appropriate over paving on Riley Street and construct all incomplete improvements on Centennial Parkway adjacent to this site concurrent with development of this site in accordance with Town Center Standards. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). 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.
12. 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.
13. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed parking lot on 1.97 acres at the southeast corner of Centennial Parkway and Riley Street. The applicant is proposing to construct a 201-space parking lot as an expansion of an existing, approved parking lot to the east for an automobile dealership.

The development as proposed is compatible with adjacent development and development in the area. The perimeter, buffer, and parking lot landscape were comparable to the approved parking lot for the existing automobile dealership parking lot to the east; therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/28/99	The City Council approved a petition to Annex [A-0031-98(A)] property generally located between Centennial Parkway and Tropical Parkway and between Durango Drive and El Capitan Way, containing approximately 74.55 acres of land, including APN 125-29-502-029. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a request for Rezoning (Z-0077-01) from U (Undeveloped) zone [ML (Medium-Low Density Residential) General Plan Designation] to C-2 (General Commercial) Zone on 2.5 acres on the southeast corner of Riley Street and Centennial Parkway. The Planning Commission recommended approval, staff recommended denial.
01/16/02	The City Council approved a request for a Special Use Permit (U-0134-01) for Used Vehicle Sales on the southeast corner of Riley Street and Centennial Parkway. The Planning Commission recommended approval, staff recommended denial. The Special Use Permit expired 01/16/04.

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08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve and to amend the future land use within the revised boundary area from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center). The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a request for a Rezoning (Z-0043-02) from U (Undeveloped) [L (Low Density Residential) General Plan designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan designation] under Resolution of Intent to C-2 (General Commercial) to T-C (Town Center). The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) including APNs 125-29-502-012 and 015. The Planning Commission and staff recommended approval.
08/17/05	The City Council approved a Site Development Plan Review (SDR-7464) for a parking lot and a waiver of the parking lot and perimeter landscaping requirements on 1.86 acres adjacent to the southeast corner of Centennial Parkway and Riley Street. This approval was for the adjacent parcel to the east of the subject parcels, which originally contained 1.86 acres, and has now been split into two separate 0.96 acre parcels. The Planning Commission recommended approval, staff recommended denial.
05/07/08	The City Council withdrew without prejudice a request for a Site Development Plan Review (SDR-27078) for a Parking Lot and a Waiver of Town Center perimeter and parking lot landscape standards on 1.97 acres at the southeast corner of Riley Street and Centennial Parkway. Planning Commission recommended approval, while staff recommended denial.
05/07/08	The City Council denied a request for a Waiver of Title 18.12.130 to allow an existing private street to terminate without the required cul-de-sac generally located on Regena Avenue approximately 150 feet west of Riley Street. Planning Commission recommended approval, while staff recommended denial.
05/07/08	The City Council approved a request for a Rezoning from (Undeveloped) [TC (Town Center)] to T-C (Town Center) Zone on 1.01 acres on the east side of Riley Street 275 feet south of Centennial Parkway. Planning Commission and staff recommended approval.

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<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject parcels.	
<i>Pre-Application Meeting</i>	
02/14/08	A pre-application meeting was held where elements of the Site Development Plan Review and Town Center Development Standards were addressed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
08/08/08	A field check was performed by staff at the subject properties. The subject site was noted as being relatively flat, graded building site with a six foot block wall between the north and south parcels.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial Town Center)]
North	Vacant Land (Proposed Medical Office SDR-20186)	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial Town Center)]
	Car Dealership Parking Lot Under Construction	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial Town Center)]
South	Single-Family Residences	TC (Town Center)	T-C (Town Center) GC-TC [(General Commercial Town Center)] and U(Undeveloped [TC (Town Center General Plan designation)])
East	Car Dealership, Car Dealership Parking Lot Under Construction	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial Town Center)]

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West	Vacant Land	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use Town Center)]
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center 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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual and Title 19.12, the following standards apply.

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	34 Trees	34 Trees	Y
Buffer: Min. Trees (Amenity Zone Town Center Tertiary)	1 Tree/35 Linear Feet	5 Trees (Palm)	8 Trees (Palm)	Y
Buffer: Min. Trees (Frontage Road)	1 Tree/30 Linear Feet	11 Trees	11 Trees	Y
Buffer: Min. Trees (Other)		N/A	42 Trees	N/A
TOTAL		78 Trees	95 Trees	Y
Min. Zone Width (Interior)	N/A		5 Feet	N/A
Min. Zone Width [R.O.W. (Riley Street)]	9 Feet		9 Feet	Y

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Min. Zone Width [R.O.W. Centennial Parkway)]	10 Feet	10 Feet	Y
Wall Height	6-8 Feet	6 Feet	Y
Open Space	20%	21.05%	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Frontage Road	• 5-foot sidewalk w/ 4-foot amenity zone	• 5-foot sidewalk w/ 4-foot amenity zone	Y
	• Palm Trees 35 feet on center within amenity zone	• Palm trees 35 feet on center within amenity zone	Y
	• Minimum of one-third five gallon plant material to reach 75% coverage within three years in amenity zone	• Minimum of one-third five gallon plant material to reach 75% coverage within three years in amenity zone	Y
Town Center Tertiary	• 5-foot sidewalk with 5-foot amenity zone	• 5-foot sidewalk with 5-foot amenity zone	Y
	• Alternating flowering and shade trees spaced 30 feet on center	• Alternating flowering and shade trees spaced 30 feet on center	Y
	• Two accent trees at intersection	• Two accent trees at intersection	Y

ANALYSIS

- **Zoning/Use**

The proposed Parking Lot is an acceptable use as per the Town Center Design Standards Manual for land within the GC-TC (General Commercial Town Center) Land Use Code.

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- **Site Plan**

The site plan shows a 201-space parking lot covering approximately 1.97 acres. The parking lot is accessed from the existing parking lot to the east, and from a single entry/exit located on Riley Street. The parking rows generally mimic those of the adjacent parking lot currently under construction, laid out in an east-west orientation, and contain a north-south access aisle near the center of the parking area. All parking rows abutting this access aisle contain a landscape island. In addition, landscape islands are provided for along the southern two rows of parking.

Wheel stops are provided in areas abutting landscape planters and a decorative wrought iron fence with pilasters, to match the existing automobile dealership fence to the east, has been provided for along the Centennial Parkway frontage. A small wall has also been provided for along Riley Street; however this is a flood wall, and will only be between one and a half and two feet in height, as visible from the Riley Street frontage. The surface parking lot paving will sit at a height of up to six inches below the top of the flood wall. At the southern perimeter of the site, adjacent to the two existing single-family residences, a six-foot block wall has been provided with landscape buffer around it.

- **Landscape Plan**

The landscape plan is included on the site plan submitted. The applicant has provided landscape which meets Town Center Development Standards along Centennial Parkway, a Frontage Road, and Riley Street, a Town Center Tertiary. A 20-foot landscape buffer is provided along Centennial Parkway, containing ground cover, shrubs and clusters of two and three Mexican Fan palms.

Per the Town Center Development Standards Manual parking lot landscape islands are required to be provided for at a rate of one per every six parking spaces, as well as at the end of all parking rows, and are to include five five-gallon shrubs and one 24-inch box tree. The applicant parking lot landscape islands at a rate of one per every six parking spaces, which meet Town Center Development Standards.

FINDINGS

The following findings must be made for a Site Development Plan Review:

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

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The development as proposed is compatible with adjacent development and development in the area. The perimeter, buffer, and parking lot landscape str compatible to the approved parking lot for the existing automobile dealership parking lot to the east; therefore staff recommends approval.

- 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 development as proposed is consistent with the Town Center Development Standards Manual and Title 19.

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

Access to the site is provided from the existing parking lot to the east, and Riley Street, a 60-foot wide Town Center Tertiary. This roadway is adequate to meet the demands of the development as it serves as a 1,000-foot long connector road between Centennial Parkway, a 90-foot wide Frontage Road and Durango Drive, a 120-foot wide Town Center Parkway Arterial.

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

The building materials and landscape materials proposed for the site are appropriate for the area and for the City.

- 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;**

No buildings will be located on this site at this time. The decorative wrought iron fence with pilasters will match the existing fence to the east, and the southern perimeter wall proposed will be subject to Town Center Development Standards.

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

The proposed development will be subject to the Uniform Building Code and therefore the development will not compromise the public health, safety or welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 71

APPROVALS 0

PROTESTS 0