



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-30275 APPLICANT/OWNER: PECCOLE 1982 TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0146-94), except as amended herein.

Public Works

2. The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review; future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer improvements, and traffic mitigation impacts/improvements as required by the Department of Public Works. Sidewalk shall not be constructed on the north side of Alta Drive between Hualapai Way and Rampart Boulevard adjacent to the Angel Park Golf Course. In lieu of sidewalk, construct crosswalks with handicap ramps on both sides of Alta Drive at the east and west edges of the Angel Park Golf Course, at locations approved by the Traffic Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition of Condition Number 9 of an approved Rezoning (Z-0146-94), which allows the City of Las Vegas to reserve the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review. These future conditions may relate to appropriate right-of-way dedication, street improvements, drainage plan/study submittals, drainage way improvements, sanitary sewer improvements, and traffic mitigation impacts/improvements as required by the Department of Public Works. The applicant is requesting construction of the sidewalk along the north side of Angel Park Golf Course to be waived together with the added crosswalks and ramps connecting the south curb to the north curb, which are not constructed at a traffic-signalized intersection.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/95	The City Council approved a request for Rezoning (Z-0146-94) of property located on the north side of Charleston Boulevard between Rampart Boulevard and Hualapai Way from N-U (Non-Urban) [Under Resolution of Intent to C-1 (Limited Commercial)], R-3 (Limited Multiple Residence) and R-PD7 (Residential Planned Development- 7 Units per Acre) to R-PD7 (Residential Planned Development 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) for single-family dwellings, apartments, and commercial. The Planning Commission recommended approval on 12/08/94.
11/20/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3173) for a 41,059 square-foot Office Building and a Waiver of the perimeter-landscaping standard on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive.
8/16/07	The City Council approved a request for a Site Development Plan Review (SDR-22502) for a 23,544 square-foot Private School, Primary on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way. The Planning Commission recommended approval on 07/12/07.
02/12/08	A Code Enforcement case (62247) was processed for signs advertising a dating service posted on public property along Alta Drive. The case was closed on 02/25/08.
02/20/08	A Code Enforcement case (62509) was processed for signs advertising a psychic card reader posted on public property. The case was closed on 03/11/08.

4/10/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-27045) for a 1,064 square-foot Utility Station on 11.25 acres at 10018 Alta Drive.
05/28/08	A Code Enforcement case (66128) was processed for advertisements and political sign on City property. The case was closed on 06/07/08.
7/16/08	The City Council approved a request for a Site Development Plan Review (SDR-27898) for a proposed 472 square-foot Community Recreational Facility (Public) on 72.42 acres at 100 South Rampart Boulevard. The Planning Commission recommended approval on 06/12/08.
8/14/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-28732) for a 10-foot wide Desert Nature Preserve Trail with Shade Shelter Structures on 22 acres approximately 725 feet north of Alta Drive along the eastern alignment of Hualapai Way.
<i>Related Building Permits/Business Licenses</i>	
11/05/98	A business license (N15-00033) was issued for a Child Care Center-Preschool at 10050 Alta Drive. The license is still active.
12/20/02	A business license (P35-00600) was issued for an Outdoor Pay Phone at 100 S. Rampart Boulevard. The license is still active.
03/25/04	A building permit (370L-ENCR) was issued for an encroachment agreement for an approximately five-foot to ten-foot wide area of landscaping on the east side of Hualapai Way extending approximately 200 feet northward from Alta Drive, and an approximately 10-foot wide area of landscaping on the north side of Alta Drive extending approximately 200 feet eastward from Hualapai Way consisting of trees, shrubs, ground cover, and an irrigation system. The permit was finalized on 3/23/06.
09/23/04	A business license (L16-00109) was issued for a Tavern at 100 S. Rampart Boulevard. The license is still active.
09/23/04	A business license (R09-00353) was issued for a Restaurant at 100 S. Rampart Boulevard. The license is still active.
09/23/04	A business license (S14-00699) was issued for a Sporting Goods Shop at 100 S. Rampart Boulevard. The license is still active.
08/26/08	A building permit (17990 CIP) was issued for the construction of over one mile of 10-foot asphalt trail from the Angel Park Trailhead south of Summerlin Parkway through the Angel Park Golf Course across Rampart Boulevard and extending over 3,000 feet west of Rampart Boulevard. The project includes landscaping and trail amenities (bike racks, trash receptacles, etc.). The permit is still active.
<i>Pre-Application Meeting</i>	
09/18/08	A pre-application meeting was held with the applicant to discuss submittal requirements for the Review of Condition on the approved Rezoning (Z-0146-94).
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Field Check	
10/14/08	A site inspection was conducted on Alta Drive from Hualapai Way to Rampart Boulevard. Staff observed that the landscaping in front of the Las Vegas Water District site on Alta Drive is not being properly maintained, (most of the landscaping looks like it is either dead or dying). Additionally, all along Alta Drive between Hualapai Way and Rampart Boulevard there are numerous political signs posted in all open areas.

Details of Application Request	
Site Area	
Gross Acres	Approximately 82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Private School, Primary	PF (Public Facilities)	C-V (Civic)
	Office Building	SC (Service Commercial)	C-1 (Limited Commercial)
	Utility Facility	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
	Community Recreational Facility, Public	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Dwellings	ML (Medium Low density Residential) and MLA (Medium Low Attached Density Residential)	R-PD7 (Residential Planned Development 7 Units per Acre)
East	MXU (Mixed Use)	GC (General Commercial)	Undeveloped (GC) [Undeveloped (General Commercial)]
West	Single-Family Dwellings	L (Low Density Residential) and ML (Medium Low Density Residential)	P-C (Planned Community)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
C-V (Civic) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting a Review of Condition to modify Condition Number 9 of an approved Rezoning (Z-0146-94). This condition allowed the City of Las Vegas to impose additional conditions as related to street improvements and appropriate right-of-way dedications along the north side of Alta Drive between Hualapai Way and Rampart Boulevard. The Department of Public Works recommends approval of this Review of Condition subject to the following condition:

Condition Number 9 stated:

The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review; future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage way improvements, sanitary sewer improvements, and traffic mitigation impacts/improvements as required by the Department of Public Works.

The Condition shall now read:

The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review; future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer improvements, and traffic mitigation impacts/improvements as required by the Department of Public Works. Sidewalk shall not be constructed on the north side of Alta Drive between Hualapai Way and Rampart Boulevard adjacent to the Angel Park Golf Course. In lieu of sidewalk, construct crosswalks with handicap ramps on both sides of Alta Drive at the east and west edges of the Angel Park Golf Course at locations approved by the Traffic Engineer.

The Planning and Development Department supports the Department of Public Works in this request as there shall not be a negative impact on the project or the surrounding area due to the change.

FINDINGS

The removal of condition number 9 from Rezoning (Z-0146-94) and replacement with the new updated condition is considered appropriate. The Department of Public Works and the Planning and Development Department support this request. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 358

APPROVALS 0

PROTESTS 0