

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 9, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-33481 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the conditions for Waiver (WVR-33480) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/17/09, except as amended by conditions herein.
4. 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.
5. 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.
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. Parking lot lighting standards shall be no more than 30 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.
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. A Waiver, such as WVR-33480, shall be approved prior to the issuance of any permits to allow Stevens Street to end in a terminus other than a cul-de-sac.
12. Construct all incomplete street improvements on both ends of Stevens Street adjacent to this site concurrent with development of this site in a manner acceptable to the City Engineer.
13. Provide drivable access to all public sewer manholes on site. No structures or landscaping over 3 feet tall shall be allowed within 10 feet on either side of a public sewer main. Coordinate with the Collection System Planning section of the Department of Public Works if site design requires re-routing of the existing 8" public sewer in order to accommodate the proposed locations of structures, landscaping or the drivable access to manholes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and 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 city park on 8.92 acres located at the intersection of the Las Vegas Wash and Sandhill Road. The applicant has also submitted applications for a General Plan Amendment (GPA-33478) to change the General Plan designation of a portion of the subject site from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space), a Rezoning (ZON-33479) to C-V (Civic) of a portion of the site that is currently right-of-way, and a Waiver (WVR-33480) of the Title 18.12.130 requirement for public streets to not terminate in a cul-de-sac. The proposed city park will provide recreation facilities for the adjacent residential neighborhoods, and also serve as a trailhead for access to the Las Vegas Wash trail. As such, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/08	The City Council approved requests for a General Plan Amendment (GPA-27207) from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space) and a Rezoning (ZON-27211) from R-E (Residence Estates) to C-V (Civic) on 4.91 acres located on the east side of Sandhill Road, adjacent to the north side of the Las Vegas Wash. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
02/03/09	A pre-application meeting was held to discuss the application requirements for a city park, including a General Plan Amendment, Rezoning, Waiver of Title 18 standards and Site Development Plan Review.
<i>Neighborhood Meeting</i>	
03/03/09	A neighborhood meeting was held from 6:00 to 6:30 pm at the Rafael Rivera Community Center, Room A, located at 2900 Stewart Ave, Las Vegas, Nevada 89101. There were four representatives for the applicant and one staff member from the Planning and Development Department in attendance. No members of the general public attended.

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Field Check	
03/05/09	A field check was conducted by staff. The subject site is vacant and undeveloped land on either side of the Las Vegas Wash. The site was generally clean, but there was some graffiti located on the perimeter walls along the wash.

Details of Application Request	
Site Area	
Gross Acres	8.92 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped and ROW (Las Vegas Wash)	PR-OS (Parks/ Recreation/Open Space), PF (Public Facilities) and ML (Medium Low Density Residential) [Proposed: PR-OS (Parks/ Recreation/Open Space) and PF (Public Facilities)]	C-V (Civic) and ROW (Las Vegas Wash) [Proposed: C-V (Civic)]
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Apartments	ML (Medium Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units per Acre)
	Undeveloped [Approved for Condominiums (Z-0053-83)]	ML (Medium Low Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units per Acre)
	Apartments	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
	Single- and Multi-Family Residences	ML (Medium Low Density Residential)	R-E (Residence Estates)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped [Approved for a Church/House of Worship (SDR-19484)]	ML (Medium Low Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-2 (Medium-Low Density Residential)

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East	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, the 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.

Pursuant to Title 19.06.020, the following standards are proposed:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	388,555 SF
Min. Setbacks • Front • Side • Corner • Rear	105 Feet 315 Feet N/A 200 Feet
Max. Building Height	1 Story (10 Feet)
Trash Enclosure	Roofed, gated
Mech. Equipment	Screened

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public Park	8.92 Acres	2 Spaces / gross acre	17	1	66	3	Y
TOTAL			18		69		Y

ANALYSIS

This is a request for a Site Development Plan Review for a proposed city park on 8.92 acres located at the intersection of the Las Vegas Wash and Sandhill Road. The applicant has also submitted applications for a General Plan Amendment (GPA-33478) to change the General Plan designation of a portion of the subject site from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space), a Rezoning (ZON-33479) to C-V (Civic) of a portion of the site that is currently right-of-way, and a Waiver (WVR-33480) of the Title 18.12.130 requirement for public streets to not terminate in a cul-de-sac. The proposed city park will provide recreation facilities for the adjacent residential neighborhoods, and also serve as a trailhead for access to the Las Vegas Wash trail. Therefore, staff is recommending approval of this request.

- Zoning**

The subject site has existing General Plan designations of PF (Public Facilities), PR-OS (Parks/Recreation/Open Space) and ML (Medium Low Density Residential). A proposed General Plan Amendment (GPA-33478) would change the ML (Medium Low Density Residential) designated portion of the site to PR-OS (Parks/Recreation/Open Space). The PF (Public Facilities) category allows for large government building sites and complexes, police, and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The PR-OS (Parks/Recreation/Open Space) category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

The existing and proposed C-V (Civic) zoning 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 is consistent with the Public Facilities and Parks/Recreation/Open Space categories of the General Plan.

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- **Las Vegas Master Plan 2020**

Comprehensive Policy Plan

The proposed park furthers the Neighborhood Revitalization goals of the Las Vegas Master Plan 2020 by following Objective 2.4, which is to ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced, through the implementation of Policy 2.4.1, which requires that the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations. The development of a park at the subject site will provide needed recreation facilities for the existing surrounding residential communities, including access to the Las Vegas Wash Trail.

Parks and Recreation Element

The Parks and Recreation Element of the Las Vegas Master Plan 2020 contains the following priorities:

1. Develop neighborhood parks in areas with deficient service levels prior to the construction of other types of parks.
2. Develop mini-parks/urban parks in high density areas prior to the development of other types of parks.
3. Increase recreational opportunities in areas of high density development to meet the minimum functional and demographic standards for high density areas.

The proposed park site is located in the Southeast Sector where the overall parks acreage is considered well below adopted standards. Specifically, the proposed park is in Area #1 (Map 15), which is considered to be the #3 priority for developing new parks of any size. The subject site would be classified as a Neighborhood Park, based on the size and amenities provided, but would provide some services normally found in a Special Use park, such as the dog park facilities, as well as serving the broader community and region by providing access to the Las Vegas Wash Multi-Use Trail. The proposed park location is consistent with the priorities of the Parks and Recreation Element.

- **Site Plan**

The subject site is located at the intersection of Sandhill Road and the Las Vegas Wash, with proposed park facilities on either side of the wash and connected via a pedestrian bridge. On the north side of the wash, the proposed facilities include parking for 59, including two handicap spaces, restrooms, basketball court, soccer field, fitness cluster, dog park and picnic areas. On the south side of the wash, facilities include parking for ten, including one handicap space, a shaded playground, plaza area and picnic areas. A required Multi-Use Transportation Trail that follows the south edge of the Las Vegas Wash is brought into and through the park, which serves as a trailhead access point for the surrounding residential communities.

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- **Landscape Plan**

The landscape plan indicates the use of a large variety of trees throughout the park, including Desert Museum Palo Verde, Fan-tex Ash, Mondel Pines, Thornless Honey Mesquite, Texas Mountain Laurel, Evergreen Elms and Chaste trees. Shrubs include the Yellow Bird of Paradise, Baja Fairy Duster, Green Cassia, Brittlebush, Thundercloud Sage and Pink Muhly. A variety of accent plants and groundcover plants are also utilized. The selection of the tree types, sizes and quantities supports the Citys Urban Forestry Initiative, as they are drought tolerant and adequate in size and number to provide screening for the adjacent residential properties and shade for all areas of the park.

- **Elevations**

Elevations depict the restroom facility as a masonry structure with steel doors and a steel standing seam roof. The structure will consist of a color combination of Desert Palm and Sandalwood for the walls and Forest Green for the doors and roof. The structure is similar to restroom facilities located in parks throughout the city. No elevations were submitted for the shade structures depicted on the site, but they will be subject to review and approval by the Planning and Development Department at the time of building permit to ensure compatibility with the surrounding land uses.

FINDINGS

The following findings must be made for an SDR:

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

The proposed park is compatible with the adjacent development and development in the 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;**

The proposed park is consistent with the General Plan, Title 19 and the Citys Urban Forestry Initiative.

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

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The site is accessed by Sandhill Road, an 80-foot Secondary Collector, and Henry Drive and Stevens Street, both Local Streets, as designated by the Master Plan of Streets and Highways, which are adequate to serve the requirements of the park use. The adjacent roadways and neighborhood traffic will not be negatively impacted by the park access.

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

The building materials and landscape materials are appropriate for a city park facility.

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 proposed architectural and aesthetic features are not unsightly or obnoxious and will create an orderly and pleasing environment for the proposed park. A small utilitarian restroom facility is the only building within the park, and is similar to restroom facilities in other parks throughout the city.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 1180

APPROVALS 2

PROTESTS 1