

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-36294 - APPLICANT/OWNER: ST. JOSEPHS CATHOLIC CHURCH**

**** 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 10/06/09, except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan Streetscape Requirements is hereby approved, to allow a four-foot amenity zone and a five-foot sidewalk adjacent to Ogden Avenue and a four-foot amenity zone adjacent to 8th Street, where a five-foot amenity zone and a ten-foot sidewalk are the minimum required.
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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

SDR-36294 - Conditions Page Two
November 19, 2009 - Planning Commission Meeting

7. Parking lot 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 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.
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. Dedicate a 10 foot radius on the southeast corner of Ogden Avenue and 8th Street prior to the issuance of any permits.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Standards, except as amended by conditions herein concurrent with development of this site. The location of the existing curb line shall remain.
12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, in the Ogden Avenue and 8th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.
13. Sign and record a Covenant Running with Land agreement for the possible future undergrounding of overhead utilities in the alley prior to approval of construction drawings for this site.

SDR-36294 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to replace an undeveloped lot with a permanent 18 space Parking Lot, Commercial use within the East Village district of the Downtown Centennial Plan. The applicant is requesting Waivers of the Downtown Centennial Plan Streetscape Standards for sidewalk and amenity zone width. The Waivers are minor in nature and consistent with adjacent development; therefore, staff is recommending approval of this request. If denied, the proposed parking lot would not be permitted at this location.

ISSUES

- The applicant has requested Waivers of the Downtown Centennial Plan Streetscape Standards.
- On 07/09/09 the subject site failed an inspection by the Clark County Department of Air Quality and Environmental Management.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
06/14/07	A change in ownership was recorded at 128 North 8 th Street.
<i>Related Building Permits/Business Licenses</i>	
There are no previous Building Permits or Business Licenses related to the subject site.	
<i>Pre-Application Meeting</i>	
09/23/09	A pre-application meeting was conducted on the indicated date. The following items were discussed at the meeting: • The existing undeveloped parcel to be developed into a Parking Lot, Commercial for St. Josephs Catholic Church. • Waivers of the Downtown Centennial Plan Streetscape Standards for sidewalk and amenity zone width would be required.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

SDR-36294 - Staff Report Page Two
November 19, 2009 - Planning Commission Meeting

Field Check	
10/15/09	Staff conducted a field check of the subject site with the following observations: The subject site is an undeveloped dirt lot, which is being used as a parking lot.

Details of Application Request	
Site Area	
Net Acres	0.17 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Apartments	C (Commercial)	C-2 (General Commercial)
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	Church/House of Worship	C (Commercial)	C-2 (General Commercial)
West	Motel	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		N
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District (East Village)	X		N
Live/Work Overlay 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

SDR-36294 - Staff Report Page Three
November 19, 2009 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following Streetscape Standards are required:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Ogden Avenue	Five-foot amenity zone and a 10-foot sidewalk	Four-foot amenity zone and a five-foot sidewalk	N
8 th Street	Five-foot amenity zone and a 10-foot sidewalk	Four-foot amenity zone and a ten-foot sidewalk	N
Ogden Avenue and 8 th Street	36-inch box shade trees at 15-20-foot intervals	36-inch box shade trees at 15-20-foot intervals	Y
Parking Lot Development Standards	Surface parking lots shall provide one tree for every six spaces	18 parking spaces (Three trees)	Y
Parking Lot Development Standards	A minimum of ten square feet of landscape surface area must be provided for each parking space	15% or 1,030 square feet of landscaping provided	Y
Parking Screening	Ornamental screens shall be provided for parking lots that face public streets	Screened adjacent to 8 th Street and Ogden Avenue	Y
Alley Treatment	Alleys shall conform with standard alleyway treatment	Standard alleyway treatment	Y

Pursuant to the Downtown Centennial Plan, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Lot, Commercial			Zero	Zero	18	Zero	
TOTAL			Zero		18		N/A

SDR-36294 - Staff Report Page Four
November 19, 2009 - Planning Commission Meeting

Waivers		
Requirement	Request	Staff Recommendation
Ogden Avenue Five-foot amenity zone and a 10-foot sidewalk	Ogden Avenue Four-foot amenity zone and a five-foot sidewalk	Approval
8 th Street Five-foot amenity zone and a 10-foot sidewalk	8 th Street Four-foot amenity zone and a 10-foot sidewalk	Approval

ANALYSIS

The subject site consists of an undeveloped parcel. The applicant is proposing an 18 space Parking Lot, Commercial within the East Village of the Downtown Centennial Plan area. The Parking Lot, Commercial is to be used as additional parking for the existing St. Josephs Catholic Church, which is located east of the subject site. The applicant is requesting Waivers of the Downtown Centennial Plan Streetscape Requirements, a four-foot amenity zone and five-foot sidewalk adjacent to Ogden Avenue and a four-foot amenity zone and a ten-foot sidewalk adjacent to 8th Street. The Downtown Centennial Plan Streetscape Standards require a five-foot amenity zone and a ten-foot sidewalk.

The parking lot ingress is accessed from a 20-foot alley, which is located along the east portion of the subject site. The parking lot egress point will be located on 8th Street, which is a 80-foot Collector Street. While the applicant fails to comply with Downtown Centennial Plans Streetscape Standards, the applicant complies with Parking Lot Screening, Alley Treatment and Parking Lot Development Standards. The Waivers are minor in nature; therefore, staff is recommending approval of the request.

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 18 space Parking Lot, Commercial provides adequate screening and buffering, and is therefore compatible with adjacent development and development in the area.

SDR-36294 - Staff Report Page Five
November 19, 2009 - Planning Commission Meeting

- 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 development fails to meet minimum Downtown Centennial Plan Streetscape requirements. The deviations are minor in nature and are mitigated by additional landscaping and parking lot screening.

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

The proposed parking lot is accessed via an alley off of Ogden Avenue. The parking lot egress is adjacent to 8th Street. Ogden is an 80-foot Secondary Collector and 8th Street is an 80-foot Collector Street. Both are capable of handling the ingress and egress to the subject site.

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

The proposed landscape materials, as conditioned, are appropriate for the area and for the City, and incorporates plant materials, as identified in the Downtown Centennial Plan.

- 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 parking lot layout and materials used will be consistent with other parking lots found throughout the Downtown Centennial Plan area and will be compatible with surrounding developments.

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

The proposed parking lot will be subject to Building and Safety and Planning and Development inspections; therefore this development will not compromise the public, health, safety or welfare.

SDR-36294 - Staff Report Page Six
November 19, 2009 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 138

APPROVALS 0

PROTESTS 0