



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - TXT-36235 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

1. Title 19.10.010 Parking, Loading, and Traffic standards are hereby amended as follows:

(J) Design of Parking Areas.

(1) Access. Off-street parking areas shall be provided in the following manner:

- (a) All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
 - (i) Residential parking facilities not exceeding two spaces per property.
 - (ii) Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
 - (iii) Existing public and quasi-public use facilities not exceeding two spaces per property.
- (b) Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.
- (c) No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (8) that allow tandem parking.

(2) Dimensional Requirements.

- (a) Compact Spaces Permitted. A minimum of seventy percent of the parking spaces shall be standard size and up to thirty percent of the required on-site parking spaces may be designated as compact parking spaces.
- (b) Size. Minimum size for parking spaces is shown in Table 4 below:

TXT-36235 - Conditions Page Two
November 19, 2009 - Planning Commission Meeting

Table 4
 Minimum Parking Space Size

Type of space	Width	Length
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped (Car)	19 feet	18 feet
Handicapped (Vehicle with a Side-Loading Wheelchair Lift)	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet
<u>Parallel Parking</u>	<u>9 feet</u>	<u>23 feet</u>

- (c) Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.
- (d) Construction Standards. All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.
- (e) Angle Parking. Minimum dimensional standards for angle parking and access aisles are set forth in Table 5 below (see also Figure 5):

Table 5
 Angle Parking/Access Aisle Dimensions

Parking angle (degrees)	Stall width (feet)	Access aisle, one-way (feet)	Access aisle, two-way (feet)
0	9.0	12.0	24.0
30	9.0	12.0	24.0
40	9.0	12.0	24.0
45	9.0	12.0	24.0
50	9.0	12.0	24.0
60	9.0	15.0	24.0
70	9.0	19.0	24.0
80	9.0	23.0	24.0
90	9.0	24.0	24.0

TXT-36235 - Conditions Page Three
November 19, 2009 - Planning Commission Meeting

- (3) Drainage. All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.
- (4) Driveways. Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Department of Public Works.
- (5) Lighting. Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See Related Lighting Standards in Chapter 19.08.)
- (6) Maintenance. Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.
- (7) Surfacing and Striping. Except as otherwise provided in this Chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.
- (8) Tandem and Valet Parking. The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires one hundred fifty or more parking spaces. No more than thirty percent of the total number of spaces shall be designated as tandem. In addition, a valet parking attendant must be on duty during business hours.
- (9) Wheel Stops/Curbing. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.
- (10) Carports/Covered Parking. Carport structures or other similar covered parking structures shall be subject to the accessory structure requirements set forth in LVMC 19.08.050(C).
- (11) Parking Lot Landscaping. Landscaping of parking lots shall be in accordance with the following:
 - (a) Landscape Islands--Location. Interior landscape islands shall be provided for all parking lots as follows (see Figure 6):
 - (i) At the end of each row of parking spaces;
 - (ii) Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; and
 - (iii) In addition to any required perimeter landscape areas.

TXT-36235 - Conditions Page Four
November 19, 2009 - Planning Commission Meeting

- (b) Landscape Islands--Size. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.
- (c) Planting Requirements.
 - (i) Trees. One tree shall be planted for every six uncovered parking spaces. Each landscape island shall have at least one shade tree; required trees shall be a minimum twenty-four inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed thirty feet on center.
 - (ii) Shrubs. Landscape islands shall include a minimum of four five-gallon shrubs for every required tree.
 - (iii) Ground Cover. Landscape islands shall include a two-inch layer of ground cover or rock mulch.
 - (iv) Perimeter Landscaping. Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots.
 - (v) Irrigation. Landscape materials and any other required landscape areas shall be irrigated with drip irrigation only.
- (d) Parking Lot Screening. Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen (See Figure 7).
- (e) Adjacency to Buildings. No parking lot shall directly abut any building. A minimum five-foot wide landscape buffer or minimum five-foot wide sidewalk should be used to buffer buildings from parking spaces. A combination of landscape buffer and sidewalk may be used to achieve the minimum five-foot buffer, provided that any sidewalk so used may not have a width of less than three feet.
- (f) Curbing. Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.
- (g) Applicability of Standards. Except as otherwise provided in this Subparagraph (g), the standards set forth in this Paragraph (11) are minimum requirements. An exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested

TXT-36235 - Conditions Page Five
November 19, 2009 - Planning Commission Meeting

exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

TXT-36235 - Staff Report Page One
November 19, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Title 19.10.010(J) to provide design standards for parallel parking spaces.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/02/06	The City Council adopted Ordinance #5842 to amend Title 19.04, "Permissible Uses," and Title 19.10, "Parking, Loading and Traffic Standards," to revise the list of permitted uses and associated parking requirements. Planning Commission and staff recommended approval.
07/15/09	The City Council adopted Ordinance #6048 to amend Title 19.10.010 (H) to add alternative minimum on-site parking requirements for certain mixed-use developments and other qualifying uses. Planning Commission and staff recommended approval.
11/05/09	The Planning Commission held this item in abeyance.

ANALYSIS

The dimensions for parallel parking are not currently delineated in Title 19.10.010 Parking, Loading and Traffic Standards. Title 19.10.010 Table 5 - Angle Parking/Access Aisle references standards for a zero degree parking angle, which can be inferred to be a parallel parking dimension, however the table does not provide the length of the stall, only the width. This amendment will clearly designate the dimension size for parallel parking space on-site. This amendment proposes to add parallel parking to Table 4 Minimum Parking Space Size in Title 19.10.010. The proposed dimension size for a parallel parking space is 9 x 23, which is the dimension requested by Public Works staff.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0