



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER:
UNITED STATES OF AMERICA**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-38553	Staff recommends APPROVAL, subject to conditions:	
SDR-38557	Staff recommends APPROVAL, subject to conditions:	VAR-38553

** CONDITIONS **

VAR-38553 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-38557) 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 new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-38557 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38553) 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 plans and landscape plan date stamped 07/09/10, and building elevations date stamped 06/14/10, except as amended by conditions herein.
4. An Exception from Title 19.10.010 is hereby approved, to allow 114 parking lot trees where 128 trees are required.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.

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11. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City of Las Vegas Right-of-Way Section of the Department of Public Works to determine all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway, including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits..
15. Construct half street improvements including appropriate overpaving, where legally able, on Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Coordinate with the property owner of Assessor Parcel Number #126-36-301-001 and the BLM to determine the final disposition of the existing truck haul route adjacent to this site with respect to the roadway designs proposed for this Site. Provide written documentation that this property owner and/or the BLM agrees with the final geometric design of the roadways shown on the Approved Site Plan prior to the issuance of permits for this Site. Once it is determined what portions of the truck haul route must be modified to accommodate the roadways being designed for this Site, coordinate the final geometric traffic control and roadway design with the Traffic Engineering Section of the Department of Public Works.
17. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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18. 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.
19. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site, which is currently undeveloped, is located on 37.20 acres of federally owned property at the northwest corner of Alpine Ridge Way and Washburn Road. A 41,000 square-foot bus maintenance facility with 12,574 square feet of administrative office space, a 5,740 square-foot fuel canopy and a 3,344 square-foot bus wash is proposed to provide a localized hub for storage and maintenance of public school vehicles in this area of the city. The maintenance building is proposed to contain 17 bus maintenance bays, a lounge and restroom facilities for bus drivers. The site as proposed is compatible with adjacent development, and the severe grade of the area justifies the use of higher perimeter walls. Staff therefore recommends approval. If denied, the project as proposed cannot be constructed and a new site design and review would be necessary.

ISSUES

- Approval of a Variance to allow perimeter retaining and screening walls that exceed the heights established by Title 19.12 is required prior to approval of a Site Development Plan Review for the Transit Yard facility.
- Per Title 19.14.130 a Master Sign Plan is required for signage on the site. The Master Sign Plan shall be approved prior to issuance of sign permits and a Certificate of Occupancy for any building on the site.
- The proposed bus maintenance bays face eastward toward Clark County 215. However, they will be screened by parked buses and a series of retaining and screening walls along the east perimeter.
- Along the south and west perimeters of the development, chain link fencing materials are proposed. Staff does not support use of these materials and instead recommends wrought iron fencing.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/16/07	The City Council adopted an ordinance authorizing the Annexation (ANX-10156) of approximately 246 acres generally located west of Clark County 215, north of Washburn Road, south of Centennial Parkway and east of Puli Road. The Planning Commission and staff recommended approval. The annexation became effective on 05/24/07.

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01/24/08	The Planning Commission accepted the city's request to withdraw without prejudice a request for a Site Development Plan Review (SDR-25627) for a proposed public facility campus, including a public park, on 131.7 acres at the southwest corner of Ann Road and Clark County 215 (Bruce Woodbury Beltway). Staff had recommended approval.
08/20/08	The City Council approved a request to amend the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to PF (Public Facilities) on 131.7 acres at the southwest corner of Ann Road and Clark County 215 (GPA-25625). The Planning Commission and staff recommended approval.
08/20/08	The City Council approved a Rezoning (ZON-25626) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 131.7 acres at the southwest corner of Ann Road and Clark County 215. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership

There has not been a change in ownership on this site.

Related Building Permits/Business Licenses

No permits or business licenses have been issued on the subject site.

Pre-Application Meeting

A pre-application meeting was not held for the proposed project. A previous meeting was held 09/16/09 in which a similar plan was presented.

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

06/24/10	A field check was conducted on the subject property. The following items were noted: • The site is undeveloped and free of trash and debris. • Alpine Ridge Way and Washburn Road are unimproved adjacent to the proposed site.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	40.80 (a portion of a 131.70-acre lot)
Net Acres	37.20

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Mining, Sand and Gravel Excavation	PCD (Planned Community Development)	R-U (Rural Open Land – Clark County Designation)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	PF (Public Facilities)	C-V (Civic)

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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.06, minimum development standards for C-V zoned properties shall be established by the Planning Commission or City Council in connection with the approval of a Site Development Plan. The following standards are proposed through the submitted site development plan:

Standard	Provided
Min. Lot Size	131.70 acres
Min. Lot Width	1,320 Feet
Min. Setbacks • Front (Hammer Lane) • Side • Corner (Alpine Ridge Way) • Rear	180 Feet 373 Feet 721 Feet 487 Feet
Min. Distance Between Buildings	185 Feet
Max. Lot Coverage	0.87%
Max. Building Height	32 Feet
Max. Building Height – Fuel Canopy	19 Feet
Trash Enclosure	Walled, gated, roofed
Mech. Equipment	Screened

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	34 Trees	92 Trees	Y
• South	1 Tree / 30 Linear Feet	37 Trees	55 Trees	Y
• East	1 Tree / 30 Linear Feet	67 Trees	95 Trees	Y
• West	1 Tree / 30 Linear Feet	32 Trees	54 Trees	Y
TOTAL PERIMETER TREES		241 Trees	296 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	128 Trees	114 Trees	N

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	15 Feet	29 Feet	Y
• South	15 Feet	29 Feet	Y
• East	15 Feet	29 Feet	Y
• West	15 Feet	29 Feet	Y
Wall Height	Max. six-foot retaining Max. combined 12 feet retaining and screening	Max. 11-foot retaining; combined 14 feet	N

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	
Rail/Transit Yard or Shop	500 employees	1 space per employee on largest shift	500				
Office	12,485 SF	1 space per 300 SF GFA	42				
TOTAL SPACES REQUIRED			542		562		Y
TOTAL (With Handicapped)			531	11	548	14	Y
Bus Parking			N/A	N/A	509	0	N/A

Exceptions		
Requirement	Request	Staff Recommendation
<u>Title 19.10.010</u> – 128 parking lot trees	114 trees	Approval

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ANALYSIS

A Transit Yard is defined by Title 19.20 as a facility or area for the maintenance, repair or storage of bus, rail or other transit vehicles. The proposed facility will provide a hub for storage and maintenance of the applicant's fleet of school buses. Title 19.06.020 permits education-related uses within the C-V (Civic) Zoning District. Development standards for projects within a C-V zone are determined on a case-by-case basis with the approval of a site development plan. Title 19 does not specify additional use requirements for a Transit Yard.

The design and layout of the proposed Transit Yard is compatible with adjacent development, which includes an existing Mining, Sand and Gravel Excavation site to the south, federally-owned open land to the west and east, and undeveloped private land to the north. The natural grade across the site decreases an average of 5.6 percent from west to east and about 2.1 percent from south to north. This has created the need to retain backfill along the north and east perimeter to maintain a consistent grade and provide adequate drainage. As a result, retaining walls of up to 11 feet in height as measured from the low side of the wall and combined screening and retaining wall heights of a maximum of 14 feet are proposed. These dimensions do not meet Title 19.12 wall standards; however, an attempt has been made to soften the impact of the grade difference by terracing the walls and providing an 11-foot landscaped buffer between the walls. These walls also have an added advantage of screening the property from views from Clark County 215 eastward. Because of the excessive grade and the location of the site away from sensitive properties, the variance request is justified and can be supported. Along a portion of the south and the west perimeter, an eight-foot tall chain link fence is proposed. Although chain link may be approved as part of an overall site development plan, staff does not support the use of this material for fencing and instead recommends wrought iron. Although these portions of the property do not face sensitive uses and are partially screened by landscaping, they still are located along 80-foot rights-of-way and will be visible by passersby. Staff recommends approval of the overall site based on the compatibility of the use and development with the surrounding area and its mitigation of potentially major effects to existing and future development in the area.

Currently, only Alpine Ridge Way and Washburn Road exist in unimproved condition adjacent to this site. Additional streets are proposed along the north and west boundaries of the project that will tie into Ann Road. The Department of Public Works will require Bureau of Land Management right-of-way grant easements and appropriate half-street improvements for new streets as conditions of approval of this review. The city of Las Vegas will pursue an amendment to the Master Plan of Streets and Highways to recognize and classify adjacent streets at a future date as part of a larger request.

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The proposal includes 562 parking spaces for bus drivers, maintenance and administrative staff, sufficient to satisfy Title 19.04 requirements for parking. Initially, 509 parking spaces for buses are proposed, with space for an additional 94 spaces available if needed in the future. With regard to landscaping, the project conforms to all perimeter buffer requirements. Although the minimum number of parking lot trees are not proposed to be located within the confines of the maintenance building parking lot, additional trees not required along the west perimeter of the property will provide adequate shade and buffering benefits to this area.

Because the site exceeds 15 acres in size, a Master Sign Plan detailing on-premise signage locations and specifications will be required under separate application. The sign plan shall be approved prior to issuance of sign permits and a Certificate of Occupancy for any building on the site.

FINDINGS (VAR-38553)

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

A true hardship has been demonstrated in this case as a result of the severe natural grade in this location. The visual impact of the higher walls will be mitigated by use of perimeter landscaping directly in front of the walls. A Variance to allow walls that exceed Title 19 requirements can therefore be supported by staff.

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FINDINGS (SDR-38557)

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 design and layout of the proposed Transit Yard is compatible with adjacent development, which includes an existing Mining, Sand and Gravel Excavation site to the south, federally-owned open land to the west and east, and undeveloped private land to the north.

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;

With approval of a variance to allow perimeter wall heights to exceed Title 19 allowances, the proposed development is consistent with Title 19. Staff does not support the use of chain link fencing on a portion of the perimeter, but instead recommends wrought iron materials. The General Plan and zoning designations of the property were previously amended to allow for public uses such as the one proposed for this site.

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

Access to the site will be provided by gated driveways along Cliff Shadows Parkway, a proposed 80-foot right-of way. Restricted ingress and egress for school buses will be provided from Washburn Road, an existing 80-foot right-of-way, Hammer Lane, a proposed 60-foot right-of-way and Cliff Shadows Parkway. Ann Road will collect commuting bus traffic to and from the site. The project's location in a largely undeveloped area near a primary arterial and Clark County 215 will reduce the potential for negative impacts to traffic in the vicinity.

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

Landscape materials consist of desert-tolerant evergreen and shade trees that will provide shading, screening and cooling effects to mitigate the extensive amount of paved surfaces proposed. Building materials are typical for commercial and industrial uses and meet Title 19.08 standard requirements.

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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;

Building elevations contain adequate articulation and variation in color and material to provide an aesthetically pleasing environment. Maintenance bays will be screened from views from adjacent streets by landscaping, decorative perimeter walls, and parked buses.

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

Development of the proposed Transit Yard will be subject to permit review and inspection for conformance to approved plans as appropriate, thereby protecting the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 6,956

APPROVALS 15

PROTESTS 37