



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 CENTENNIAL, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-41049	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-41049 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-27046, SUP-27047 and SUP-27049) and Site Development Plan Reviews (SDR-27051 and SDR-30027) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the overall site plan date stamped 03/24/11, enlarged site plan 03/24/11 date stamped, overall landscape plan date stamped 03/24/11, enlarged landscape plan date stamped 03/28/11, Floor Plan date stamped 03/28/11 and building elevations date stamped 02/24/11, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standard Manual Section C.2.B (8a) is hereby approved, to allow parking landscape island placement for every seven uncovered parking spaces, where an island is required for every six uncovered spaces.
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 Department of Building and Safety.

Conditions Page Two
April 12, 2011 - Planning Commission Meeting

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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: The planter islands shall include a two-inch layer of ground cover or rock mulch, a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Comply with all applicable previous conditions of approval for SDR-30027, the Village at Centennial Hills and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development would add an 8,775 square-foot Auto Repair Garage (Minor) on an undeveloped pad of an existing Shopping Center located at the northwest corner of Deer Springs Way and Durango Drive. As the proposed garage is located within a shopping center designed to accommodate a variety of uses, and this use can be conducted in a manner that is compatible with the surrounding uses, staff recommends approval with conditions. If this request is denied, the subject property shall be developed in accordance with Site Development Plan Reviews (SDR-27051 and SDR-30027).

ISSUES

- The proposed development requires a Major Amendment of a Site Development Plan Review (SDR-27051) was previously approved SDR-27051 for a 41,471 square-foot Shopping Center, which includes the subject pad for the proposed Auto Repair Garage (Minor).
- A Minor Site Development Plan Review (SDR-30027) was previously approved for a 45,895 square-foot Shopping Center, including the subject pad for the proposed Auto Repair Garage (Minor).
- A waiver of the Town Center Development Standards Manual is required to allow one landscape island for every seven uncovered parking spaces where one is required for every six spaces. Staff can support this waiver, since the landscape island placement is a minimal deviation from Town Center Development Standards and the required number of trees are being provided.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/13/03	The City Council approved a Rezoning (ZON-1620) of the subject property from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan designation] to T-C (Town Center), a Special Use Permit (SUP-1569) for a 6,622 square-foot Tavern on a portion of the subject property, and a Site Development Plan Review (SDR-1741) for a proposed 6,622 square-foot Tavern on a portion of the subject site. The Planning Commission recommended approval and staff recommended denial of these requests.

Staff Report Page Two
April 12, 2011 - Planning Commission Meeting

06/15/05	The City Council approved a request for a Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot tavern, a proposed 7,256 square-foot supper club, and a proposed mixed use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of these requests.
07/11/07	The City Council denied Extension of Time (EOT-22312, EOT-22313, EOT-22314, EOT-22315) requests for Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot tavern, a proposed 7,256 square-foot supper club, and a proposed mixed use development in excess of 12 stories, respectively, on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Department staff recommended approval.
06/04/08	The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) Special Land Use designation, a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment – Tavern, a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through, a Special Use Permit (SUP-27049) for a proposed Beer/Wine/Cooler Off-Sale Establishment in Conjunction with a Convenience Store, and a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of these items, staff recommended denial. Additionally, the City Council accepted a Withdrawal Without Prejudice of a request for a Special Use Permit (SUP-27048) for a proposed 3,275 square-foot Convenience Store with Fuel Pumps t the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval of this item, whereas staff recommended denial.
10/24/08	The Planning Department administratively approved a Site Development Plan Review (SDR-30027), for a Major Amendment to Site Development Plan Review (SDR-27051) for a 45,895 square-foot retail and office development where 41,741 square feet was previously approved on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way.

Staff Report Page Three
 April 12, 2011 - Planning Commission Meeting

09/01/10	The City Council approved an Extension of Time (EOT-38453) of a previously approved Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with drive through at 6803 North Durango Drive. The Planning Department staff recommended approval.
09/01/10	The City Council approved an Extension of Time (EOT-38454) of a previously approved Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at 6803 North Durango Drive. The Planning Department staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/18/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No relevant building permit and licensing history.	

<i>Pre-Application Meeting</i>	
01/12/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Site Development Review were discussed.

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

<i>Field Check</i>	
03/03/11	A site visit by staff noted a vacant pad within the commercial subdivision for the proposed site for an Auto Repair Garage (Minor).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.14

<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	GC-TC (General Commercial – Town Center)	T-C (Town Center)

Staff Report Page Four
April 12, 2011 - Planning Commission Meeting

North	Condominium	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	U (Town Center)
East	Hospital	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) 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

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

<i>Standard (GC-TC)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	15 Feet	63 Feet	Y
• Side (North)	10 Feet	78 Feet	Y
• Side (South)	10 Feet	30 Feet	Y
• Rear	20 Feet	24 Feet	Y
Max. Building Height	12 stories*	One story, 27 Feet	Y
Build-to-line Standards	N/A	N/A	N/A
Stepbacks	8 Feet	N/A	N/A
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*The proposal is within the Town Center Urban Core per Building Height, Stepback and Build-to-line Standards, which supersedes Commercial Development Standards – Table 2.

Staff Report Page Five
 April 12, 2011 - Planning Commission Meeting

Pursuant to Town Center Development Standards, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	6 Trees	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Durango Drive	Town Center Parkway Arterial	Town Center Development Standards Manual	120	Y
Deer Springs Way	Town Center Arterial/Secondary Collector	Town Center Development Standards Manual	45	N*
Hitt Family Court	Town Center Tertiary	Town Center Development Standards Manual	60	Y

*Per Town Center Development Standards Manual the street width is 80 feet. A portion of the Deer Springs Way right-of-way is not complete.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	38,590 SF	1:250	155		249		Y
TOTAL SPACES REQUIRED			155		249		Y
Regular and Handicap Spaces Required			149	6	241	8	Y
Loading Spaces			3		3		Y

Staff Report Page Six
 April 12, 2011 - Planning Commission Meeting

<i>Standard</i>	<i>Previously Approved Through SDR-27051</i>	<i>Previously Approved Through SDR-30027</i>	<i>Proposed Through SDR-41049</i>	<i>Deviation</i>
Building Standards				
Proposed Buildings	5 Buildings	4 Buildings	5 Buildings	0%
<ul style="list-style-type: none"> • Convenience Store • Retail Buildings • Office Building • Restaurant w/ Drive Thru • Auto Repair Garage (Minor) 	3,276 SF 24,866 SF 10,400 SF 3,200 SF N/A	Removed 32,295 SF 10,400 SF 3,200 SF N/A	Removed 16,490 SF 10,400 SF 2,925 SF 8,775 SF	-100% -49% 0% -9% 100%
Building Height	32 Feet	40 Feet	28 Feet	-30%
Building Materials	Stucco, Stone Veneer, Wrought Iron	Stucco, Stone Veneer, Wrought Iron	Stucco, Concrete Masonry Unit (CMU), Metal Canopy	N/A
Site Layout				
<ul style="list-style-type: none"> • Parking Spaces • Handicap Parking 	167 9	235 8	241 8	31% 0%
Landscape				
<ul style="list-style-type: none"> • Perimeter Trees • Parking Lot Trees 	57 41	63 48	No Change 54	0% 16%

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A landscape island is required for every six uncovered parking spaces.	To allow an island at every seven uncovered parking spaces	Approval

ANALYSIS

Projects located within the Town Center area are subject to the Town Center Development Standards Manual, as well as Title 19 where the Town Center Development Standards Manual is silent.

Staff Report Page Seven
April 12, 2011 - Planning Commission Meeting

This request is to add a proposed Auto Repair Garage (Minor) within the undeveloped portion of the shopping center. The City Council adopted Ordinance 6116 on November 3, 2010, which amended the Town Center Development Standards Manual to correct the Permitted Use Matrix regarding minor auto repair garages. The subject property is located in the GC-TC (General Commercial – Town Center) special land use area and a Special Use Permit is not required for the proposed use. Although the use is permitted in the GC-TC special land use area, the surrounding area is UC-TC (Urban Center) Land Use Designation of Town Center in which Minor Automotive Repair is not permitted. East of the site is the Montecito Town Center which allows for Automobile Maintenance with an approved Special Use Permit.

This site layout is similar to the previously approved layout. A 10,400 square-foot Office building, a 14,490 square-foot Retail Store and a 2,925 square-foot Restaurant with Drive-Through remains in their previously approved configurations. This request proposes to add the Auto Repair Garage (Minor) on the undeveloped pad of the shopping center, north of the existing retail store (Walgreens).

Access to the site is provided by two 36-foot driveways off Durango Drive, spaced approximately 147 feet apart, and one 36-foot wide driveway on Deer Springs Way and Hitt Family Court.

The overall landscape plan submitted depicts the existing and proposed landscaping of this site. Also submitted was an enlarged landscape plan providing the detail of the proposed landscaping located to the north of the proposed Auto Repair Garage (Minor) as part of the parking lot landscaping, and along the south side of the proposed building. The enlarged landscape plan depicts a parking lot island for every seven parking spaces where one for every six spaces is required. The proposed parking lot island placement is a minimal deviation from the Town Center Development Standards C.2.B. (8a), and staff can support the waiver. Pursuant to the Town Center Development Standards C.2.B. (8e), the planter islands shall include a two inch layer of ground cover and rock mulch, a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided. The overall landscape plan indicates the landscape ground cover to be at one inch and the provided shrubs are not in compliance with Town Center Development Standards; therefore, a condition of approval has been added to ensure compliance.

The approved elevations from Site Development Plan Reviews (SDR-27051 and SDR-30027) for the retail store, office and restaurant depict the use of stucco as the primary façade material with manufactured stone veneer and decorative metal screens on the pilasters and concrete tile roofs. The submitted elevation plan for the proposed Auto Repair Garage (Minor) depicts a split face concrete masonry with Brandywine and Antique White colors. The roof material will consist of metal finish with a Sierra Tan color and the proposed metal canopies will match the roof at the north and east elevations. An Exterior Insulation Finish System is provided around the building below the roof line with Row House Tan color. The Town Center Development Standards Manual prohibits mirrored glass, wood and asphalt shingles, corrugated fiberglass, exposed, unfinished tilt-up concrete, plastic laminate, and neon, which the applicant has not proposed. The elevation plan has included a wall sign, which is not part of this request.

Staff Report Page Eight
April 12, 2011 - Planning Commission Meeting

The submitted floor plan consists of nine service bays and a service bay for an alignment service. All of these service bays are facing away from the right-of-way and all repair and service work will be performed within an enclosed building. An inventory room is provided within the interior of the building, along with a used or discarded parts room, by meeting the minimum conditional use requirements for the Auto Repair Garage (Minor). The proposed garage is located within a shopping center designed to accommodate a variety of uses, and be conducted in a manner that is compatible with the surrounding uses; therefore, staff recommends approval with conditions.

Comments were received from the Las Vegas Valley Water District (LVVWD), and included the following: "Existing ¾" meter and 1" mater with 8" DCDA. The backflow prevention is incorrect for this use per NAC 445A.67195. Civil Plans will need to be submitted to LVVWD."

FINDINGS (SDR-41049)

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 development consisting of auto repair garage, office and retail uses will be compatible with the surrounding retail, medical and office uses located in the general 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 development is consistent with the Town Center Development Standards Manual and the previously approved Waivers through Site Development Plan Review (SDR-27051) as conditioned. Staff supports a minimal waiver of parking lot landscaping standards.

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

The site is access by existing driveways to Deer Springs Way, designated as Town Center Arterial/Secondary Collector, Durango Drive, designated as Town Center Parkway Arterial and Hitt Family Court, designated as Town Center Tertiary. These streets will provide adequate access to the development.

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

Staff Report Page Nine
April 12, 2011 - Planning Commission Meeting

The building and landscape materials for the proposed development meet the requirements of the Town Center Development Standards Manual.

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 building elevations proposed depict appropriate site and building design and architectural features that are consistent with the Town Center Development Standards Manual.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 473

APPROVALS 0

PROTESTS 0