



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 10, 2011**

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG, Acting

☐ Consent ☒ Discussion

SUBJECT: DR-41311 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41312 - PUBLIC HEARING APPLICANT/OWNER: SOUTHEAST LAND COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 773,000 SQUARE-FOOT SHOP CENTER WITH A FOUR-STORY PARKING GARAGE AND A SIX-STORY, 100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 23.40 acres at the southeast corner of Alta Drive and Rampart Boulevard (APN 738-32-723-001), PD (Planned Development) Zone [PROPOSED: PD (Planned Development)] - Ward 2 (Wolfson). Staff recommends APPROVAL.

C.C.: 06/15/2011

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and amending Conditions 4 b), 14 and 20 as read for the record:

4 b). Section 2.4 shall be amended to further state that no structure may encroach within any required landscape buffer area, described as the 125-foot landscape area along the east property line adjacent to the existing R-PD4-zoned residential development and the 15-foot buffer along the east property line adjacent to the existing R-1-zoned residential development. Any request by or on behalf of the property owner, or any proposal by the City, to modify the approved Master Development Plan or Development Standards shall be filed with the Department of Planning in accordance with UDC 19.10.140.G.

14. Dedicate or grant appropriate roadway, sewer, and drainage easements for an additional 10 feet of right-of-way (where such does not exist) for a continuous right-turn lane on Rampart Boulevard adjacent to this site and dedicate the rights-of-way necessary for a future bus turnout/right turn (deceleration) lane on Alta Drive prior to the issuance of any off-site permits. Also, grant appropriate traffic signal equipment easements for the proposed signalized entry

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drive on Alta Drive prior to construction of any signal improvements or as otherwise directed by the Traffic Engineer.

20. 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 or the recordation of a map subdividing this site. 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 on appropriate roadway, sewer, and drainage easements shall be granted 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. Non-compliance with the 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.

Passed For: 7; Against: 0; Absent: 0; Did Not Vote: 0; Excused: 0

GUS FLANNAGAN, BYRON GORDON, RICHARD TRUESDELL, STEVEN EVANS, GLENN TROWBRIDGE, VICKI QUINN, JAMES MOODY: (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 19 for related background and discussion.