



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CRAIG MARKETPLACE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ROC-43312	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

ROC-43312 CONDITIONS

Planning

1. Conformance to the conditions of approval of the Site Development Plan Review (SDR-25484) and all other site related actions as required by the Department of Planning and Department of Public Works, except as amended herein.
2. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

3. Amend Condition #14 of Site Development Plan Review (SDR-25484) to read,

Construct a raised median island at the shared access driveway to this site from Craig Road to restrict left turns from the existing northerly most driveway on the west side of the shared access driveway. Alternatively, construction of the median may be deferred at this time, provided the applicant posts a surety bond with the City of Las Vegas in the amount of \$10,000.00 to guarantee the future installation of the median. If allowed by the City Traffic Engineer, the bond may be released one year after the last Certificate of Occupancy has been issued for this overall site. However, since the subject median is not proposed on the applicant's parcel but on the parcel to the west, the applicant must provide proof that the parcel to the west is in accord with the revised condition concerning the installation of the median in the future if needed."

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site consists of a proposed shopping center that has 19,900 square feet of retail space and 18,025 square feet of commercial space located at the southwest corner of Craig Road and the US-95 on ramp. The shopping center is still under construction with a portion already open for business. Condition #14 of the Site Development Plan Review (SDR-25484) requires the applicant to “Construct a raised median island at the shared access driveway to this site from Craig Road to restrict left turns from the existing northerly most driveway on the east side of the shared access driveway.” The purpose of this condition was to eliminate a potential conflict between traffic entering the site from Craig Road and the traffic exiting from the on-site northern driveway.

The applicant is requesting Condition #14 be deleted, as it contends that a raised median island at the shared access driveway will reduce the width of the northbound travel lane, causing patrons with trucks or SUVs to hit the median island when turning right onto the access road from the northernmost driveway. The Department of Public Works has considered the applicant’s request and determined that the installation of the raised median island may be deferred to allow time to evaluate whether the median is necessary. If no issues arise, the median will not be required. Staff supports the amended condition and recommends approval.

ISSUES

- Amendment of condition #14 which states “Construct a raised median island at the shared access driveway to this site from Craig Road to restrict left turns from the existing northerly most driveway on the east side of the shared access driveway.”

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/01/07	The City Council approved a request for Rezoning (ZON-19647) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 3.53 acres on the south side of Craig road, west of US -95. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-19643) for a 37,925 square-foot commercial center and waivers of perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an eight-foot wide buffer is required and a two-foot wide buffer along a portion of the north property line where an eight-foot wide buffer is required.

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02/28/08	The Planning Commission approved a request for a Major Amendment (SDR-25484) of an approved Site Development Plan Review (SDR-19643) for a proposed 41,097 square-foot shopping center on 3.53 acres adjacent to the south side of Craig Road, west of US-95. Staff recommended approval.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-29027) for a proposed Pawn Shop with a waiver to allow a zero-foot distance separation to another financial institution-specified where 1,000 feet is required at the southwest corner of US-95 and Craig Road. The Planning Commission recommended approval and staff recommended denial.
05/06/09	The City Council approved a request for a Special Use Permit (SUP-33584) for Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 7121 West Craig Road. The Planning Commission and staff recommended approval.
06/17/09	The Planning Department administratively approved a request for a Minor Amendment (SDR-34582) of an approved Site Development Plan Review (SDR-25484) for a Restaurant with drive-through and a reduction in square footage of an approved shopping center with a waiver to allow a zero-foot perimeter landscape buffer where two feet was approved on 3.53 acres adjacent to the south side of Craig Road, west of US-95.
09/02/09	The City Council approved a request for an Extension of Time (EOT-35333) of a previously approved Rezoning (ZON-19647) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 3.53 acres on the south side of Craig Road, west of US-95. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/13/05	A deed was recorded for a change in ownership for 138-03-701-003.
09/10/04	A deed was recorded for a change in ownership for 138-03-715-007.

<i>Pre-Application Meeting</i>	
10/24/07	A pre-application meeting was held and issues concerning the submittal of a Review Of Condition for Site Development Review (SDR-25484 and SDR-19643) were discussed with the applicant.

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Site Visit	
10/11/11	Staff conducted a field check of the subject property. Staff noted the subject median island was well maintained within the commercial development.

Details of Application Request	
Site Area	
Net Acres	3.53

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
East	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	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

ANALYSIS

The applicant is requesting that Condition #14 of the Site Development Plan Review (SDR-25484) be deleted, as it contends that a raised median island at the shared access driveway will reduce the width of the northbound travel lane, causing patrons with trucks or SUVs to hit the median island when turning right onto the access road from the northernmost driveway. The Department of Public Works proposes to modify the condition to defer construction of the median island until the commercial subdivision is fully built out to allow time to evaluate whether the median is necessary. If no issues arise, the median will not be required.

DED

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This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district.

FINDINGS (ROC-43312)

The Department of Public Works has considered the applicants request and determined that the installation of the raised median island may be deferred to allow time to evaluate whether the median is necessary. Staff supports the Department of Public Works recommendation to amend Condition #14 of the Site Development Plan Review (SDR-25484) and therefore recommends approval of this request, with the amended condition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 716

APPROVALS 2

PROTESTS 1