



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 16, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* CONDITIONS \*\***

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-20200) if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. 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.
4. 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.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON20200 and all other subsequent site-related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a request for a Site Development Plan Review for the renovation of the existing 18 acre Jaycee Park located at 2100 East St. Louis Avenue. Among the new features to be included in the park renovation will be an expanded dog park, jogging path, three large shade ramadas, tot lot, enlarged parking lot, water splash pad play area for older children, and a lighted soccer field. Turf areas will be minimized and native plantings will be added.

In addition to this Site Plan Review, a related Zoning (ZON-20200) from R-1 (Single Family Residential) to C-V (Civic) will bring the zoning into compliance with the General Land Use Plan of PR-OS (Parks/Recreation/Open Space) designation.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
<b>Month/date/year</b>	<b>Action</b>
04/12/07	The Planning Commission recommended approval of companion item ZON-20200 concurrently with this application.  The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/lhm).
<b><i>Related Building Permits/Business Licenses</i></b>	
1990	No building permit; 1990 permit for lighting.
<b><i>Pre-Application Meeting</i></b>	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA compliance in park.
<b><i>Neighborhood Meeting</i></b>	
N/A	A neighborhood meeting was not required, nor was one held.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	18.4 Acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Park	PR-OS(Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L(Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC(Service Commercial) PF(Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V(Civic)
East	School	PF(Public Facilities)	C-V(Civic)
West	Offices & Single Family Residential	O(Office) & SC(Service Commercial) Residential	P-R(Professional Office and Parking) and R-1 (Single Family Residential),

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
C-V Civic District	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.*

<b><i>Standard</i></b>	<b><i>Provided</i></b>
Lot Size	18.4 acres
Setbacks	
• Front	5 Feet
• Side	10 Feet
• Rear	10 Feet
Min. Distance Between Buildings	10 Feet
Max. Building Height	15 Feet
Trash Enclosure	50 Feet from Residential

*Pursuant to Title 19.06, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.*

<i>Location</i>	<i>Provided</i>
Parking Area	47 Trees
Buffer: North	11 Existing Trees 24 New Trees 40 Feet On Center
Buffer: South	3 Existing Trees 20 New Trees 20 Foot on Center
Buffer: East	4 Existing Trees 20 New Trees 20 Foot On Center
Buffer: West	27 Existing Trees 4 New Trees
<b>Existing Trees</b> <b>New Trees on Site</b>	169 Variety of Evergreen & Deciduous 53 Pink Dawn Chitalpa* 45 Rio Grande Fan Tex Ash* 25 Evergreen Elm* 86 Purple Robe Locust**
<b>TOTAL</b>	<b>378 Trees</b>

\* 24-inch Box Tree

\*\* 36-inch Box Tree

*Pursuant to Title 19.04 Land Use Table, 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	
Park	18.4 Acres	2 spaces Per Acre	37	2	98	6	Yes
<b>TOTAL</b>							104

*Pursuant to Title 19.12*

<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	1 Trees/6 Space	18 Trees	47 Trees	Y
<b>TOTAL</b>			47 Trees	Y

## **ANALYSIS**

### **Zoning**

Currently, the Zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. A companion item to rezone (ZON-20200) the park to C-V (Civic) will bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). The zoning of C-V (Civic) will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

### **Site Plan**

Jaycee Park is an existing older park which has provided open space and recreation for the surrounding neighborhoods for many years. With funding provided by the Southern Nevada Public Land Management Act (SNPLMA), the City of Las Vegas proposes a renovation of the park. Much of the existing facilities will be updated and several new features will be added.

The site plan depicts the renovations throughout the 18 acre Jaycee Park. An eight foot wide ADA accessible, walking and maintenance path will encircle the entire park for access to the many recreational features. Adjacent to the walking / maintenance path will be a five-foot wide compacted chat jogging path. For security and safety, perimeter fencing will be repaired or replaced where needed.

A new tot lot with play equipment will be added on the southwest portion of the park near one of the three new large shade ramadas. Two more shade structures will be installed, one by the existing horse shoe pit near the parking lot, and the third directly to the north near the existing playground. Central to the park is a soccer field with lighting for evening games. Areas to be expanded and upgraded include the dog park, baseball field, restrooms and maintenance area. Surfacing will be enhanced around the existing restrooms and plaza areas.

### **Landscape**

The landscape plan depicts substantial improvements to the proposed parking lot, perimeter buffers and park interior. As this parcel is designated C-V (Civic) in the General Plan, landscaping is established upon approval of the site plan. Landscape improvements will include maintenance of the 169 existing trees and the addition of 209 24-inch and 36-inch box trees. Turf areas will be minimized and replaced with native plantings. Fourteen varieties of drought tolerant plant material will be planted throughout the park. Synthetic turf will be installed on a new lighted soccer field.

## **Parking**

A major addition to the park will be the construction of a 104 space parking lot at the south end of the park. Access to the parking is from Eastern Avenue. The proposed parking exceeds current parking standards per Title 19.10, providing 104 parking stalls where 37 are required.

## **FINDINGS**

The following findings must be made for an SDR:

**1. The proposed development is compatible with adjacent development and development in the area;**

The areas to the east and a portion of the south perimeter are C-V (Civic) zoned and are the sites of several existing public facilities. To the north is single-family residential development with commercial development to the south and west of the site. The design and function of the proposed renovations of this park will in enhance the surrounding residential neighborhoods.

**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;**

Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established in the site development plan.

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

The proposed parking area depicted on the site plan provides access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the proposed additions of baseball and soccer fields.

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

Landscaping, which includes approximately 236 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

- 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 site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the project site.

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

The proposed development will be subject to regular inspections for permitting and will; therefore, not compromise the public health, safety, and welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 8

**ASSEMBLY DISTRICT** 12

**SENATE DISTRICT** 10

**NOTICES MAILED** 418 by Planning Department

**APPROVALS** 0

**PROTESTS** 0