



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ROBERT SINA - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
WVR-54824	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

WVR-54824 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8066) shall be required, if approved.
2. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. A Waiver from Town Center Development Streetscape standards to allow no trees within portions of the amenity zone adjacent to North Durango Drive is approved.
5. A Waiver from Town Center Development Streetscape standards to allow Chitalpa accent trees within the amenity zone instead of Rio Grande Ash shade tree which is required is denied.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Waiver of the Town Center Development Streetscape standards associated with approved Site Development Plan Review (SDR-8066); to allow an alternative design adjacent to North Durango Drive. An existing underground utility conduit runs adjacent to North Durango Drive underneath the proposed streetscape amenity zone found at the back of curb to the landscape area and is preventing the installation of larger vegetation. The applicant has requested to relocate the required streetscape trees from the amenity zone to the landscaping buffer behind the sidewalk. The applicant has also requested to replace required Rio Grande Ash shade tree, with a Chitalpa accent tree. Staff has determined that the proposal to relocate the required amenity zone trees adjacent to North Durango Drive to the landscaping buffer behind the sidewalk can be supported due to the existing site conditions. However, staff does not support the requested Waiver to allow Chitalpa accent trees in place of the required Rio Grande Ash shade tree. Staff, therefore recommends approval of the request with conditions. If denied, the previously approved Site Development Plan Review will remain in place and the revision to relocate the required amenity zone trees will not be allowed.

ISSUES

- An existing underground utility conduit is preventing the installation of required streetscape trees within a portion of the North Durango Drive streetscape amenity zone.
- Applicant has also requested to replace required Rio Grande Ash shade tree, with a Chitalpa accent tree.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/28/98	The Planning Commission approved a petition for Annexation (A-0010-98) on property generally located at the northwest corner of Azure Way and Durango Drive containing approximately 30 acres of land.
01/28/99	The Planning Commission approved a petition for Annexation (A-0027-98) on property generally located between Azure Way and Tropical Parkway and between El Capitan Way and Durango Drive, containing approximately 15 acres of land.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
	The Planning Commission approved a petition for Annexation (A-0031-98) on property generally located between Centennial Parkway and Tropical Parkway and between Durango Drive and El Capitan Way, containing approximately 74.55 acres of land.
10/06/99	The City Council approved a request for a Site Development Plan Review (SD-0020-99) for a proposed new car dealership on property located adjacent to the southwest corner of the intersection of Centennial Parkway and Durango Drive. The Planning Commission recommended approval of the request.
08/21/02	The City Council approved a request for a General Plan Amendment (GPA-0019-02) for the area along the north side of the Durango Drive S-Curve of which the subject parcel is a part.
	The City Council approved a request for a Rezoning (Z-0043-02) for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) TO: TC (Town Center).
09/18/02	The City Council approved a request for a Special Use Permit (U-0097-02) for a restaurant with drive-thru adjacent to the southwest corner of Centennial Parkway and Durango Drive. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Special Use Permit (U-0098-02) for a convenience store with fuel pumps adjacent to the southwest corner of Centennial Parkway and Durango Drive. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SD-0034-02) for a convenience store with fuel pumps and restaurant with drive-thru on 1.26 acres adjacent to the southwest corner of Centennial Parkway and Durango Drive. The Planning Commission recommended approval of the request.
02/05/03	The City Council approved a Petition to Annex the subject property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was 02/14/03. The Planning Commission and staff recommended approval on 10/24/02.
11/17/04	The City Council approved a request for a Site Development Plan Review (SDR-4985) and Rezoning (ZON-4991) for a medical/professional/retail development on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6939) for a proposed 39,053 square-foot commercial building and waivers of the perimeter, parking lot and foundation landscaping requirements on 19.52 acres adjacent to the southeast corner of Centennial parkway and Riley Street. The Planning Commission and staff recommended approval.
11/16/05	The City Council approved a request for a Major Modification (MOD-8064) of section of the Town Center Development Standards Manual to allow a building height of three stories where two stories is the maximum height allowed and a General Plan Amendment (GPA-9072) of section 3.4.2(B) of the Centennial Hills Sector Plan to allow three-story buildings within the SC-TC (Service Commercial – Town Center) Special Land Use Designation].
12/01/05	The Planning Commission approved a Tentative Map For Centennial Hills Center (TMP-9910) for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/06/05	The Centennial Hills Architectural Review Committee approved (ARC-10390) a request for approval of a master sign plan amendment for the northwest corner of Grand Montecito Parkway and Durango Drive.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff recommended approval.
11/02/06	The City Council approved a request for a Special Use Permit (SUP-17405) for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
12/20/06	The City Council approved a request for a Special Use Permit (SUP-17404) for a drive-through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
12/04/07	The Centennial Hills Architectural Review Committee approved (ARC-25688) a request for a Major Modification to an approved Master Sign Plan (CHR-0010-03) and Waivers to allow wall signage above the roofline and to allow wall signage above the second floor window sill at northwest corner of Durango Drive and Grand Montecito Parkway.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/20/06	The City Council approved a request for a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
08/06/08	The City Council approved a request for a Special Use Permit (SUP-27685) for a proposed 145,254 square-foot convalescent care facility in an approved medical office/commercial development at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/17/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/11/07	A building permit (#99582) was issued for rough grading at 6100 North Durango Drive.
04/15/08	A building permit (#106128) was processed for retail shell building #1 at 6120 North Durango Drive. A stop work order was placed on the permit. An extension to complete the project was granted on 10/10/08. On 02/08/10 a letter was received to cancel the project.
	A building permit (#106129) was processed for retail shell building #2 at 6100 North Durango Drive. A stop work order was placed on the permit. An extension to complete the project was granted on 10/10/08. On 02/08/10 a letter was received to cancel the project.
	A building permit (#106130) was processed for retail shell building #3 at 6110 North Durango Drive. A stop work order was placed on the permit. An extension to complete the project was granted on 10/10/08. On 02/08/10 a letter was received to cancel the project.
	A building permit (#106131) was processed for on-site improvements at 6102 North Durango Drive. A stop work order was placed on the permit. An extension to complete the project was granted on 10/10/08. On 02/08/10 a letter was received to cancel the project.
02/02/10	A code enforcement case (#86091) was processed for 8 vacant office buildings with unsecured broken windows, waste inside and several homeless individuals staying inside at the northwest corner of Durango Drive and Grand Montecito Parkway. The case was resolved on 06/10/10.

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<i>Related Building Permits/Business Licenses</i>	
01/10/11	A code enforcement case (#97170) was processed for a building inspection due to a fire at the northwest corner of Durango Drive and Grand Montecito Parkway. The case was resolved on 05/05/11.
08/17/11	A code enforcement case (#104924) was processed for vandalism to the vacant buildings at the northwest corner of Durango Drive and Grand Montecito Parkway. The case was resolved on 08/18/11.
09/07/11	A code enforcement case (#105558) was processed for weeds/grass and dead plants between sidewalk and street at the northwest corner of Durango Drive and Grand Montecito Parkway. The case was resolved on 11/28/11.
08/28/12	A code enforcement case (#119003) was processed for graffiti on building and broken windows at the northwest corner of Durango Drive and Grand Montecito Parkway. The case was resolved on 10/24/12.

<i>Pre-Application Meeting</i>	
06/23/14	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Waiver.

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

<i>Field Check</i>	
07/03/14	During a routine field check conducted by staff. Staff observed that the subject site was currently under construction and vacant. Street trees were being installed in the landscaping area behind the sidewalk adjacent to North Durango Drive during the visit.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	23.61

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office/Retail/Medical Development	[SC-TC (Service Commercial - Town Center) Special Land Use Designation]	T-C (Town Center)
North	Automobile Dealer and Residential	[GC-TC (General Commercial – Town Center) Special Land Use Designation]	T-C (Town Center)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
South	City Park	PF (Public Facilities)	C-V (Civic)
	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
	Undeveloped	L (Low Density Residential)	U (Undeveloped)
East	Undeveloped	[GC-TC (General Commercial – Town Center) Special Land Use Designation]	T-C (Town Center)
	Undeveloped	[PF-TC (Public Facilities – Town Center) Special Land Use Designation]	T-C (Town Center)
West	Undeveloped	[SX-TC (Suburban Mixed Use-Town Center) Special Land Use Designation]	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Streetscape Standards	Trees to be installed 35-feet on center in an alternating pattern consisting of one shade tree and two palm trees within Parkway and Primary Arterial amenity zones	To allow no trees within a portions of the amenity zone adjacent to North Durango Drive	N

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Trees to be installed 35-feet on center in an alternating pattern consisting of one shade tree and two palm trees within Parkway and Primary Arterial amenity zones	To allow no trees within a portions of the amenity zone adjacent to North Durango Drive	Approval
	To allow Chitalpa accent trees within amenity zone instead of the Rio Grande Ash shade tree	Denial

ANALYSIS

The subject site is located within a SC (Service Commercial) special land use designation that allows for low to medium intensity retail, office and other commercial uses. The site was the subject of a previously approved Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on the subject site.

Town Center Streetscape Development Streetscape standards require trees to be installed 35-feet on center in an alternating pattern consisting of one shade tree and two palm trees along Parkway and Primary Arterial amenity zones. In addition, five gallon planting material shall be planted to reach 75 percent coverage within three years.

The applicant has requested a Waiver of the Town Center Development Streetscape standards to allow an alternative design adjacent to North Durango Drive. An existing underground utility conduit runs adjacent to North Durango Drive underneath the proposed streetscape amenity zone found at the back of curb to the landscape area that is preventing the installation of larger vegetation. The applicant has requested to relocate the required streetscape trees from the amenity zone to the landscaping buffer behind the sidewalk. The applicant has also requested to replace required Rio Grande Ash shade tree, with a Chitalpa accent tree due to root system issues and large canopy size. All required shrubs will also remain in the amenity zone.

Staff has determined that the proposal to relocate the required amenity zone trees adjacent to North Durango Drive to the landscaping buffer behind the sidewalk can be supported due to the existing site conditions. However, staff does not support the requested Waiver to allow Chitalpa accent trees in place of the required Rio Grande Ash shade tree. It's been determined that the replacement of required shade trees will create inconsistency with existing and future streetscape improvements. Staff, therefore recommends approval of the request with conditions. If denied, the previously approved Site Development Plan Review will remain in place and the revision to relocate the required amenity zone trees will not be allowed.

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FINDINGS (WVR-54824)

As the proposed Waiver can be justified due to the existing underground utility conduit, staff recommends approval of the request with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0