



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: FORT APACHE HOMES, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-57131	Staff recommends APPROVAL.	
SDR-56848	Staff recommends APPROVAL, subject to conditions:	ZON-57131

** CONDITIONS **

SDR-56848 CONDITIONS

Planning

1. Approval of Rezoning (ZON-57131) shall be required, if approved.
2. This approval shall be void two 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 development shall be in conformance with the site and landscape plan date stamped 12/17/14, except as amended by conditions herein.
4. A Waiver is approved to allow a zero-foot wide landscape buffer along the north perimeter, where a 15-foot wide buffer is required. This Waiver is void upon the development of the remainder of the parcel when the required buffer will be installed.
5. A Waiver is approved to allow a five-foot wide landscape buffer along the east perimeter, where an eight-foot wide buffer is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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8. 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 and reflect that 11 trees will be installed within the south perimeter landscape buffer area.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate the appropriate right-of-way for a total half-street width of 40 feet on Rome Boulevard adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. Construct half-street improvements on Rome Boulevard per Town Center Development Standards adjacent to this concurrent with onsite development activities.
12. Provide a copy of a recorded Joint Access Agreement between this parcel and Assessor's Parcel Number (APN) #125-20-810-002 prior to the issuance of any permits. Alternatively record a map that joins the APNs 125-20-810-002 and 125-20-803-003.
13. Provide a legal access route through this site for Assessor's Parcel Numbers APN #125-20-803-015 and APN #125-20-803-013, unless the applicant demonstrates that this access has already been provided. Alternatively, provide a letter from Clark County Public Works stating that legal access does not need to be provided.
14. Submit an Encroachment Agreement for landscaping and private improvements in the Rome Boulevard public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to rezone and develop a parking lot on eighty percent of an undeveloped five-acre parcel located adjacent to the south side of Rome Boulevard, 200 feet west of Grand Montecito Parkway. This project will provide additional parking for the office complex to the east for future tenant demands. The front twenty percent of the parcel shall be developed at a later phase. The proposed use is permitted in the MS-TC (Main Street Mixed Use – Town Center) Special Land Use District of Town Center. Staff supports the requests. If denied, the parcel will remain non-zoned and undeveloped.

ISSUES

- A Rezoning from U (Undeveloped) [TC (Town Center) General Plan designation] to T-C (Town Center) is required. Staff supports the request.
- A Waiver is required to allow a zero-foot wide perimeter landscape buffer where a minimum of 15 feet is required along the north perimeter. Staff supports this request as a condition has been added to require this buffer when the remaining portion of the parcel is developed.
- A Waiver is required to allow a five-foot wide perimeter landscape buffer where a minimum of eight feet is required along the east perimeter. Staff supports this request as the project is developed to support the office complex to the east.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/05/03	The City Council approved an Annexation (A-0038-02) that included parcel 125-20-803-003 as part of a larger request. The Planning Commission and staff recommended approval. The effective date was 02/14/03.

<i>Most Recent Change of Ownership</i>	
10/13/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No permits are on file for this project.	

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<i>Pre-Application Meeting</i>	
11/03/14	Staff met with the applicant and reviewed the applications required for a parking lot on an undeveloped five acre parcel in Town Center. It was advised that a Rezoning and a Site Development Plan Review would be required.

<i>Neighborhood Meeting</i>	
12/18/14	Although a neighborhood meeting was not required, the applicant held a voluntary one with the following results: Meeting Start Time: 6:10 p.m. Meeting End Time: 6:25 p.m. Attendance: 1 member of the public 2 members of the development team 1 member of the Council Office 1 member of Planning No concerns were raised.

<i>Field Check</i>	
12/04/14	Staff visited the site and found an undeveloped desert parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	5.0

<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	Undeveloped	MS-TC (Main Street Mixed Use)	T-C (Town Center)
North	Single-Family, Detached	MS-TC (Main Street Mixed Use)	T-C (Town Center)
South	Undeveloped	MS-TC (Main Street Mixed Use)	T-C (Town Center)
East	Office	MS-TC (Main Street Mixed Use)	T-C (Town Center)
West	Undeveloped	MS-TC (Main Street Mixed Use)	T-C (Town Center)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District [MS-TC (Main Street Mixed Use)]	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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

Pursuant to Town Center and Title 19.08, 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>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	34 Trees	34 Trees	N*
• South	1 Tree / 30 Linear Feet	11 Trees	5 Trees	N**
• East	1 Tree / 30 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 30 Linear Feet	14 Trees	14 Trees	Y
TOTAL PERIMETER TREES		70 Trees	64 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	96 Trees	96 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N*
• South	8 Feet		8 Feet	Y
• East	8 Feet		5 Feet	N
• West	8 Feet		9 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

*A Waiver is requested.

**A Condition has been added to require 11 trees within the south perimeter landscape buffer.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rome Boulevard	Town Center Tertiary	Town Center Development Standards	80	Y

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<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Tertiary	Five-foot wide sidewalk	Seven-foot wide sidewalk	Y
	Single alternating shade trees and flowering trees at intervals of 30 feet on-center.	Single alternating shade trees and flowering trees at intervals of 30 feet on-center.	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Facility	N/A	N/A	440				
TOTAL SPACES REQUIRED			440		440		Y
Regular and Handicap Spaces Required			431	9	431	9	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide a 15-foot wide landscape buffer along the north perimeter.	To provide a zero-foot wide landscape buffer along the north perimeter.	Approval
To provide an eight-foot wide landscape buffer along the east perimeter.	To provide a five-foot wide landscape buffer along the east perimeter.	Approval

ANALYSIS

The parcel to be rezoned is included within the Town Center Master Plan area with a MS-TC (Main Street Mixed Use – Town Center) land use designation. This designation is intended to encourage a cohesive mix of interdependent uses within multi-level buildings that are amenable to pedestrian rather than vehicular access. The adjoining approved and developed property was not designed as a mixed-use development, and the addition of the proposed parking lot will simply be an extension of office development. The rezoning of this property is appropriate for these reasons, namely that it will formally bring the parcel into the Town Center Plan. Staff, therefore recommends approval of the Rezoning request.

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The parking lot as proposed is an appropriate use for this site and is compatible with the existing and surrounding development with regard to layout and landscaping. A 28-foot wide driveway providing access is proposed along the eastern edge of the developed property. Two-way traffic will logically circulate around the parking lot.

A Waiver is required in order to not install the perimeter landscape buffer along the north perimeter. This Waiver is supported by staff until the remainder of the parcel is developed. A condition has been added to reflect this point. The second Waiver has been requested to allow a five-foot wide landscape buffer, where an eight-foot wide buffer is required. Staff supports this request since the project is acting in conjuncture with the development to the east and will function in support of the office development.

The landscape plan only indicates five trees being provided within the perimeter landscape buffer, where 11 trees are required. Staff has added a condition requiring all 11 trees be installed with this project.

The project is being designed to support additional parking demands that may occur with new tenets in the office complex adjacent to the east. The northern five percent of the parcel will be developed in a later phase and is being left in its nature desert state until that time.

FINDINGS (ZON-57131)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

The property is already to be within the Town Center Master Plan area and designated MS-TC (Main Street Mixed Use – Town Center), which allows office and related parking uses.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed parking lot use will provide additional over-flow parking for the existing office building adjacent to the east and is therefore compatible.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The subject property is already included within the Town Center Master Plan and must be rezoned to be fully incorporated into the plan and developed.

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FINDINGS (SDR-56848)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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 parking lot is designed to have direct access to and be compatible with the layout and landscape design of the existing office development on the adjacent eastern lot.

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 parking lot is consistent with the Town Center Master Land Use Plan, with the approval of the requested Waivers.

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

Access is provided through the adjacent eastern parcel (APN 125-20-810-002) from Grand Montecito Parkway and Rome Boulevard. Little impact to area traffic is expected, as no additional uses are proposed.

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

Landscape materials are consistent with those required by the Town Center Development Standards.

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 design of the proposed parking lot is harmonious and compatible with the office development on the eastern property, and sufficient landscaping will create an aesthetically pleasing environment.

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

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Development of the site is subject to review prior to issuance of permits and subsequent inspection, thereby safe guarding the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 272

APPROVALS 0

PROTESTS 0