



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MSP-48470	Staff recommends APPROVAL, subject to conditions:	
SDR-48469	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-48470 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48469) 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. Conformance with the site plan date stamped 03/12/13, and the sign elevations and documentation date stamped 02/28/13 and 03/12/13, except as amended by conditions herein.
4. All building permits for signage 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

SDR-48469 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Master Sign Plan (MSP-48470) 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 plan and landscape plan, date stamped 03/27/13 and building elevations, date stamped 02/21/13 and 02/28/13, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the west and south property lines where an eight-foot buffer is required.
5. An Exception from Title 19.08.040 is hereby approved, to allow 10 trees within portions of the south and west perimeter buffers where 51, 24-inch box trees spaced 20 feet on center are required.
6. If the sewer line and easement along the eastern property line are not relocated as required by the Department of Public Works, thereby eliminating the ability to provide sufficient landscaped visual screening from adjacent residential properties, the applicant shall work with Department of Planning staff to determine an acceptable solution.

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7. An Exception from Title 19.08.040 is hereby approved, to allow 15-gallon or 24-inch box trees within the east perimeter buffer where 24-inch box trees are required.
8. An Exception from Title 19.08.110 is hereby approved, to allow zero trees where one 24-inch box tree is required at the end of each parking row (12 missing), and to allow zero trees where one 24-inch box tree is required within each parking lot landscape island (15 missing).
9. A revised conceptual landscape plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a building permit, to provide streetscaped amenity zones along Sahara Avenue and Hualapai Way per Title 19.04 Complete Streets Standards.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall incorporate the streetscape changes required for the revised conceptual landscape plan.
13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Grant Pedestrian Walkway Easements for all sidewalks not located within the existing public right of way prior to occupancy of this site.

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17. Remove and replace any substandard offsite improvements concurrent with development of this site.
18. A Petition of Vacation to vacate portions of the existing Drainage Easement, which crosses this site, shall be submitted and acted upon prior to the submittal of construction drawings, the issuance of any building permits, or the recordation of a map for this site, whichever may occur first. If the Petition of Vacation is not approved, this Site Plan shall be void and a new Site Plan shall be submitted.
19. Relocate the existing public sewer along the east side of the lot and grant a new public sewer easement in a location which will allow drivable access to all public sewer manholes as required by the Sanitary Sewer Section of the Department of Public Works. The new sewer line shall be fully operational and inspected prior to the abandonment of the existing sewer line. No vegetation higher than three feet shall be allowed within the public sewer easement.
20. The design and layout of all interior drive aisles shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
21. Extend the median north on Hualapai Way to a location acceptable the City Traffic Engineer concurrent with on-site development activities. The northern driveway on Hualapai Way and the western driveway on Sahara Avenue shall not be allowed to have left out access. The eastern driveway on Sahara Avenue may be signalized provided that warrants are met and the developer funds the signal as required in the approved Traffic Study.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements, installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Hualapai Way and Sahara Avenue 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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24. 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, or the submittal of any construction drawings. 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 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. No 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.
25. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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 proposing a 219,100 square-foot Shopping Center on undeveloped land near the northeast corner of Hualapai Way and Sahara Avenue, consisting of a 202,290 square-foot in-line multitenant retail building and five perimeter pads ranging in size from 2,080 to 6,000 square feet. Two pedestrian plazas are provided at the front of the multitenant building, and one is provided along each frontage adjacent to Pad A and Pad C. Access to the site would be from two driveways along each street, and secondary access is planned from the existing commercial corner parcel. The pad sites are located along the street frontages and allow for two drive-through uses. The site will be extensively landscaped, including interior medians and around traffic circles. However, instead of perimeter trees along the two frontages, decorative stone pedestals containing tiers of planters are proposed; this design requires an exception from Title 19 landscape requirements. The amenity zones required along the two Primary Arterials are also provided; however, no landscaping is proposed within these areas. A condition has been added for conformance to Title 19.04 Complete Streets Standards. A waiver and exceptions are needed to allow no buffer adjacent to the corner parcel, a modified parking lot design that omits some trees, and to allow smaller screening trees along the east property line. As the waiver and exceptions are minor, the development as a whole meets the intent of Title 19 and the site is adequately screened so as to be compatible with existing adjacent development, staff recommends approval of the applicant's requests with conditions that include provision of the streetscape within the amenity zones. If denied, the site will remain undeveloped.

ISSUES

- Per Title 19.16.270, a Master Sign Plan is required for the subject commercial site, as it exceeds 15 net acres. Any proposed change not in conformance with Title 19 signage requirements will require a Variance and a Major Amendment of the Master Sign Plan.
- A waiver is needed to allow a zero-foot perimeter landscape buffer along a portion of the west and south property lines where an eight-foot buffer is required. Access to the existing corner retail parcel is proposed in lieu of the buffer. Staff recommends approval of the waiver.
- An exception is required to allow 10 trees within the provided perimeter landscape buffers along the south and west property lines where 51, 24-inch box trees spaced a maximum of 20 feet on center are required. The applicant instead is proposing a series of decorative stone pedestals topped with flower plantings as part of the streetscape along Sahara Avenue and Hualapai Way. Staff supports the exception.

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- An exception is required to allow a modified parking lot landscape design that omits 12 required trees at the ends of parking rows and 15 required parking lot islands. Staff recommends approval, as more trees overall will be provided in the parking field than required; trees will be regularly spaced and will provide adequate coverage of the entire lot.
- An existing 20-foot wide public sewer easement is located along the east property line. The existing sewer line must be abandoned and relocated to allow for paved access to manholes. A condition of approval addresses this issue. An exception is also necessary to allow smaller trees (15-gallon Italian Cypress) than required within the standard perimeter landscape buffer. Staff recommends approval of the exception.
- Portions of an existing 20-foot wide public drainage easement running east to west across the site must be vacated prior to development and remapping of the site. A condition of approval addresses this issue.
- A condition of approval will require revision of the landscape plan to show streetscape within the three-foot amenity zones between the street curb and proposed meandering sidewalk along Sahara Avenue and Hualapai Way per the Unified Development Code Complete Streets Standards; otherwise, a Variance is required.
- If the proposed pad sites are to be individually owned, the site must be remapped as a commercial subdivision, or each new parcel must comply with Title 19 requirements.
- The existing perimeter walls will be used for screening from existing residential development. No new perimeter walls are proposed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	The City Council approved the Peccole Ranch Master Plan. The subject site is included in Phase 2 of the Master Plan and is designated for neighborhood commercial uses.
04/04/90	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval.
08/21/02	The City Council accepted a request to Withdraw With Prejudice a Site Development Plan Review [Z-0017-90(38)] for a proposed 202,722 square-foot retail building (Super Walmart) on 18.30 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Way. The Planning Commission and staff recommended denial.
07/16/03	The City Council approved a Special Use Permit (SUP-2288) for a Liquor Establishment (Off-Premise Consumption, Beer and Wine) in conjunction with a proposed Convenience Store at the northeast corner of Hualapai Way and Sahara Avenue. The Planning Commission and staff recommended approval.

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07/16/03	The City Council approved a Site Development Plan Review (SDR-2286) for a Convenience Store with Fuel Pumps on 1.1 acres at the northeast corner of Hualapai Way and Sahara Avenue. The Planning Commission and staff recommended approval.
09/04/03	A two-lot Parcel Map (PMP-1902) on 19.22 acres at the northeast corner of Hualapai Way and Sahara Avenue was recorded.

Most Recent Change of Ownership

11/13/12	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no business licenses associated with the subject property.	
05/05/11	A building permit (187176) was issued for a wood fence at 10050 West Sahara Avenue. A final inspection has not been approved, and the permit expired 05/07/12.

Pre-Application Meeting

02/11/13	A pre-application meeting was held with the applicant to discuss submittal requirements and issues concerning a Site Development Plan Review for a proposed shopping center. A Master Sign Plan will be required, as the site exceeds 15 acres. A Development Impact and Notice Assessment (DINA) will be required, based on average daily trips exceeding 6,250 and the site locating within one-half mile of the City's boundary with unincorporated Clark County. Waivers will be required concurrent with the development review for a reduction in perimeter landscaping, and exceptions may be needed for screening of loading areas, size of required pedestrian plazas, and for deviations in the provision of planting materials. The required size of trees cannot be provided within the existing 20-foot sewer easement along the east property line, and staff will work with the applicant to determine an acceptable solution. There is also a 20-foot public drainage easement running east-west across the property that is planned to be vacated at a future date.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.	
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Field Check	
02/28/13	The site is undeveloped, consisting of gently sloping rocky soil with no vegetation. There is some pre-existing streetscape on Sahara Avenue, containing sparse trees, turf and a hedge on both sides of a meandering sidewalk. Paved access to the existing sewer line along the east property line is provided. Existing perimeter walls separate the property from residential development to the north and east. A large real estate development sign has been posted on the Sahara Avenue frontage. (No permit has been issued for this sign.)

Details of Application Request	
Site Area	
Net Acres	18.11

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Beer/Wine/Cooler Off-Sale Establishment (Convenience Store)	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units Per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units Per Acre)
West	Beer/Wine/Cooler Off-Sale Establishment (Convenience Store)	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	SF (Single Family – Summerlin South)	R-2 (Medium Density Residential) - Clark County

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<i>Master Plan Areas</i>	<i>Compliance</i>
Peccole Ranch Master Plan Area (Phase 2)	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<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)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	788,813 SF	N/A
Min. Lot Width	100 Feet	430 Feet	Y
Min. Setbacks			
• Front	10 Feet	95 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	25 Feet	Y
• Rear	20 Feet	72 Feet	Y
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	N/A	48 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof	Y
Mech. Equipment	Screened	Parapet screened	Y

Pursuant to Title 19.08.040, residential adjacency standards do not apply to the proposal, as the adjacent residential properties are not zoned R-E, R-1 or R-CL. However, the applicant has provided drawings showing that the buildings will maintain both the 3:1 proximity slope (setback-to-height) and the matching setback of the adjacent residential properties.

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Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 – 24” Box Tree / 20 Linear Feet	60 Trees	62 Trees	Y
• South	1 – 24” Box Tree / 20 Linear Feet	39 Trees	4 Trees	N
• South (adjacent to commercial)	1 – 24” Box Tree / 30 Linear Feet	5 Trees	0 Trees	N
• East	1 – 24” Box Tree / 20 Linear Feet	30 Trees	109 Trees	N (some are 15-gallon size)
• West	1 – 24” Box Tree / 20 Linear Feet	12 Trees	6 Trees	N
• West (adjacent to commercial)	1 – 24” Box Tree / 30 Linear Feet	6 Trees	0 Trees	N
TOTAL PERIMETER TREES		152 Trees	181 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	209 Trees	247 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width:				
• North	8 Feet		20 Feet	Y
• South	15 Feet		0 Feet	N
• East	8 Feet		15 Feet	Y
• West	15 Feet		0 Feet	N
Streetscape Amenity Zones	3 Feet along Sahara Ave. and Hualapai Way		3 Feet, no streetscape indicated	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 8-Foot CMU wall along north and east PL	Y
Open Space/Plaza	Min. 50 SF open space per acre = 906 SF		1,160 SF	Y
	Min. 250 SF per area		260 SF	Y

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<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>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	150	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	135	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	219,100 SF	1 space per 250 SF GFA	877				
TOTAL SPACES REQUIRED			877		906		Y
Regular and Handicap Spaces Required			859	18	873	33	Y
Loading Spaces	219,100 SF	3 spaces, plus 1 add'l space per 100,000 SF over 50,000	5		11		Y

Freestanding Signs: [Pylon Signs F1 and F2]			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	<u>Sahara Avenue</u> (1 per 200 feet of street frontage) 5 total	1 total	Y
	<u>Hualapai Way</u> (1 per 200 feet of street frontage) 2 total	1 total	Y
Maximum Area	<u>Sahara Avenue</u> (2 SF per foot of frontage) 2,098 SF	706 SF	Y
	<u>Hualapai Way</u> (2 SF per foot of frontage) 862 SF	706 SF	Y

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<i>Freestanding Signs: [Pylon Signs F1 and F2]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Height	40 Feet	40 Feet	Y
Minimum Setback	5 Feet	5 Feet	Y
Minimum Separation Between Signs	100 Feet along the same frontage	400 Feet	Y
Illumination	Internal/External	Internal	Y

<i>Monument Signs: [Sign M1]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	<u>Sahara Avenue</u> (1 per 200 feet of street frontage) 5 total (4 with freestanding)	1 total	Y
	<u>Hualapai Way</u> (1 per 200 feet of street frontage) 2 total (1 with freestanding)	None proposed at this time	N/A
Maximum Area	75 SF per sign	75 SF	Y
Maximum Height	10 Feet	7 Feet	Y
Minimum Setback	5 Feet	5 Feet	Y
Minimum Separation	100 Feet along the same frontage	400 Feet	Y
Illumination	Internal/External	Internal	Y

<i>Wall Signs: [South Elevation Tenant Spaces 1-7, West and East Elevations of In-line Retail Bldg.]</i>		
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>
Maximum Number	No limit, based on area of each elevation	No limit, based on area of each elevation
Maximum Area	20% of east building elevation (6,336 SF * 0.20 = 1,267 SF)	East elevation: 500 SF (8%)
	20% of west building elevation (6,336 SF * 0.20 = 1,267 SF)	West Elevation: 500 SF (8%)
	20% of each tenant on south and north multitenant elevations	500 SF per tenant to be centered over entrances (max. 18.6%)
Maximum Projection	4 Feet	4 Feet
Illumination	Internal/External	Internal

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Minimum 8-foot perimeter landscape buffers along interior property lines	Zero-foot buffers along portions of the south and west property lines (adjacent to corner parcel; includes all trees/shrubs)	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
24-inch box trees within perimeter buffer areas spaced 20 feet on center with four 5-gallon shrubs per tree	15-gallon Italian Cypress along east property line	Approval
	10 trees within portions of the south and west perimeter buffer areas	Approval
One 24-inch box tree per 6 spaces in islands and one tree at ends of each parking row	12 missing trees at ends of rows and 15 missing islands	Approval

ANALYSIS

The site is located within the Peccole Ranch Master Plan Area, which is largely built out and contains a comprehensive mix of residential, commercial and recreational uses. This plan identifies the area's boundaries, uses and characteristics, but does not contain development standards. The subject undeveloped site is designated for commercial uses by the Plan. The Peccole Ranch Design Review Committee will review the proposed development against its own requirements and issue private conditions of approval to the developer.

The one-half mile area surrounding the intersection of Sahara Avenue and Fort Apache Road constitutes the Sahara West Walkable Community Plan, which was adopted in November 2011 to recommend improvements that will allow residents to easily walk to community amenities such as parks, schools, bus stops and shopping centers, and to conduct daily activities. Although the subject property is west of the Plan boundary, the developer provides some of the same recommended features on this site, such as meandering sidewalks within large landscaped buffer areas and pedestrian plazas along the major streets of Sahara Avenue and Hualapai Way. There are no required municipal trails adjacent to the site.

Pursuant to Title 19.16.010(E) and (F), a Development Impact Notice and Assessment is required for the proposed project, and the development is determined to be a Project of Regional Significance. The site is estimated to generate approximately 17,000 additional trips around the vicinity of Sahara Avenue and Hualapai Way, and bring traffic on those streets to 78 percent and 65 percent of their improved capacity. However, these streets will be adequate to meet the demands of the proposed commercial development. Other impacts are expected to public transit and utilities in the area. No comments from affected agencies were received.

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Pursuant to Title 19.16.270, a Master Sign Plan is required for any commercial site exceeding 15 net acres. The sign plan approval must occur prior to issuance of any certificate of occupancy or permits for signage on the site. The applicant has chosen to request a Master Sign Plan concurrently with the Site Development Plan Review.

The submitted sign plan contains a generalized location plan for freestanding, monument and wall signage on the site. Phase 1 of the sign plan includes freestanding, monument and wall signage for the property frontage and for the proposed multitenant building on the north side of the property. One 40-foot tall pylon sign is proposed along each frontage at the primary entrances. This sign will list the various tenants on individual sign faces within a cabinet that resembles the angled design element of the multitenant building. The sign will be situated on a decorative stone base. The monument sign is located along the secondary Sahara Avenue entrance and is fashioned in a similar style to the pylon signs. Additional freestanding signs are allowed on this site per Title 19 but are not proposed at this time; a future amendment to the Master Sign Plan would be necessary. Wall signage for the various tenants of the multitenant building are subject to review and approval by the developer prior to the submittal of sign permits to the City.

Phase 2 includes all signage for the Pad Sites A through E. Because the size and height of the proposed buildings may be subject to change, the sign elevations indicated on the plans are in concept only, and a future amendment will be needed detailing the location and types of signage for those sites. The amendment may be reviewed administratively if all signs are in conformance with Title 19 requirements.

Care was taken by the developer to meet the specific sign requirements and Residential Protection Standards of Title 19.08 for the C-1 (Limited Commercial) zoning district, and no variances are required. Additional signage, such as incidental signs, must also meet Title 19 requirements, or a Variance is required. The plan does contain some inaccuracies that must be revised by condition prior to issuance of any sign permits. The sign area limits provided are incorrect—non-street frontages were not excluded from the calculation. Wall signage area limits and dimensions must also be graphically indicated on the north elevation of the multitenant building and on the pad buildings. All Title 19 references must be cited as “UDC as adopted March 16, 2011 and as updated from time to time.”

The proposal as a whole is designed as an orderly, aesthetically appealing commercial development that is compatible with the adjacent residential and commercial uses. This type of development is appropriate for this site and the C-1 (Limited Commercial) zoning district, and landscaping and screening measures will be taken to mitigate impacts to the residential properties to the north and east. In particular, rear trash and loading areas will be screened from views on all sides and the multitenant building will be set back by at least a 3-to-1 horizontal to vertical distance ratio, although not required for this site. The existing 20-foot wide sewer easement along the east property line will be required to be relocated by condition to allow for

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paved access to sewer manholes. If relocated, this would allow for adequate screening from adjacent residential properties. Per the Sanitary Sewer Division of the Department of Public Works, vegetation may be planted within the easement as long as it is not planted over the relocated sewer line and does not grow over three feet in height. The applicant has proposed tightly spaced 15-gallon Italian Cypress trees 2.5 feet from the existing wall, along with a second row of one- to five-gallon shrubs to the west within the 15-foot perimeter buffer. An exception of Title 19.08.040 will be necessary to allow the smaller trees within the perimeter landscape buffer. Staff recommends approval of the exception.

The other exceptions from Title 19 are also supported by staff. In some cases, three smaller parking lot trees (Blue Palo Verde) are proposed within a single landscape island to make up for fewer islands and missing trees at the ends of parking rows. As a result, more trees are provided than required, and they are logically spaced to provide adequate shading for customers. Instead of trees along the two Primary Arterials, decorative stone pedestals with tiered planting beds are proposed with sidewalks that meander around these features. Additionally, access is planned between the subject site and the existing commercial parcel at the corner of Sahara Avenue and Hualapai Way; provision of a landscape buffer along the edges of this parcel would be disjointed and eliminate parking spaces needed for the proposed pad sites. Staff therefore recommends approval of the request to waive the buffer requirement on this portion of the south and west perimeter.

The proposed buildings are in conformance with the architectural design standards of Title 19.08. They are sufficiently articulated for visual interest and create a pleasing environment. The textured limestone provides a counterpoint to the stucco commonly found in similar centers. The most prominent architectural feature is the sweeping facades on the south side of the multitenant building that angle up to 48 feet in height. (The buildings themselves are 32 feet in height.) Pad buildings will have flat roofs with parapet screens, metal awnings and other materials similar to the multitenant building. The pad sites are situated at the front of the property and meet the minimum conditional requirements for drive-through uses. Circulation around the site is logical and is designed to reduce traffic conflicts.

As the development as a whole meets the intent of Title 19, the site is adequately screened so as to be compatible with existing adjacent development and the requested waiver and exceptions are minor, staff recommends approval of the Site Development Plan Review and accompanying Master Sign Plan with conditions that include provision of the amenity zones along Sahara Avenue and Hualapai Way per Complete Streets Standards. Changes to the approved elevations will require an amendment to the Site Development Plan Review.

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FINDINGS (MSP-48470)

With regard to the requirements for signage that the Planning Commission may consider as part of a Master Sign Plan (as described by Title 19.16.270), the proposed plan conforms to the standards of the C-1 (General Commercial) zoning district and the Residential Protection Standards, contains signage that is aesthetically compatible with the proposed commercial development and proposes signage that will be developer-approved and professionally fabricated. However, any proposed signage that is not shown on the submitted plans cannot be approved as part of this request.

FINDINGS (SDR-48469)

In order to approve a Site Development Plan 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 commercial development is designed to connect with the existing corner retail parcel. Buildings are set back away from existing residential development and further screened by landscape buffers. The proposed plazas and pathways provide safe areas for pedestrians away from traffic.

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 development conforms to the existing SC (Service Commercial) land use designation and the Peccole West Master Plan, which has designated this site for commercial uses. It is generally consistent with the intent of Title 19, although a waiver and several minor exceptions that staff supports are needed to maintain the theme and integrity of the development. Area in the right-of-way has been set aside for the amenity zones required per the Title 19 Complete Streets Standards; however, complete streetscaping has not been provided and will be required as a condition of approval.

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

Sahara Avenue and Hualapai Way have been fully improved adjacent to the site and are designed for a large traffic capacity. The additional trips generated by the site are expected to increase traffic by 33 percent on both arterials; however, a new traffic signal is proposed at the primary Sahara Avenue entrance to control movements to and from the development and the existing apartments to the south.

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

The proposed buildings will employ a range of materials including textured limestone and white stucco that are distinctive compared to other shopping facilities in the area. Italian Cypress, chosen for its narrowness and screening ability, is an appropriate planting along the east property line adjacent to existing residential development. Blue Palo Verde is appropriate for parking lot shading; however, these trees must also be regularly maintained, given that they are proposed to be clustered within landscape islands.

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 proposed elevations are uniform in appearance, contain sufficient articulation and variance in materials, and are at a height and size compatible with the existing single family and multi-family residential development in the area.

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

The proposed development will be subject to construction permits and inspection, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

958 (SDR-48469 only)

APPROVALS

1

PROTESTS

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