



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: MONTECITO TOWER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-74862	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-74862 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. 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.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
7. Per Title 19.16.040.W.2, provide the correct commercial subdivision sewer note on the Final Map for this site. The note shall meet the approval of the Sanitary Sewer Section of the Department of Public Works.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a three-lot commercial subdivision on 13.62 acres at the southwest corner of Rome Boulevard and Grand Montecito Parkway.

ANALYSIS

The subject site is located on the southwest corner of Rome Boulevard and Grand Montecito Parkway. Located within the Town Center Master Plan Area, the site currently has two designations, UC-TC (Urban Center Mixed Use – Town Center) Special Land Use Designation and MC-TC (Montecito – Town Center) Special Land Use Designation.

The UC-TC (Urban Center Mixed Use – Town Center) portion of the site encompasses the western parking lot area and the southernmost parking lot area. The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

The remaining portion of the site adjacent to the corner of Rome Boulevard and Grand Montecito Parkway is the portion designated MC-TC (Montecito – Town Center), and currently contains a six-story office building. The Montecito District is intended to be a multi-use activity center focused on walkability and the opportunity for residents to have access to a variety of destinations. The Montecito District is the most appropriate area within Centennial Hills for large scale mixed-use and multi-use developments, and is envisioned as having a balanced mix of office, retail, residential and entertainment uses. Within this District there are no rigid design requirements, but instead the focus is on the interaction between the public and private realm, ease of pedestrian circulation, and abundance of open space. The central location of the Montecito District within Town Center supports medium to high density and intensity of diverse uses, which are encouraged in order to create a vibrant neighborhood. The Montecito District shall be limited to the boundaries of Montecito (MC-TC) and may not be expanded. No request to modify the District beyond the depicted boundaries will be accepted or processed. Due to subject site containing two Town Center designations, the site would not qualify as a one-lot commercial subdivision until the site is designated as one Town Center designation.

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The applicant has proposed to create a three-lot commercial subdivision that creates one lot for the western parking lot area, one lot for the southernmost parking area adjacent to the Clark County 215, and one-lot for the portion of the site containing the office building. The lot lines would overlay existing boundaries of Town Center Special Land Use Designations that are present on the site.

Staff notes that the natural grade of the property is not shown on the submitted cross sections however, no retaining walls are proposed as the majority of the site is constructed. Only one undeveloped pad site remains adjacent to Rome Boulevard. If approved, each lot will require separate utility connections and meters. The property owner will be responsible for the costs associated with separating the utilities and providing meters for each lot.

The map meets and complies with Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

FINDINGS (TMP-74862)

All Title 19, NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/07/01	The City Council approved the Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center.
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.
08/06/03	The City Council approved a Petition to Vacate (VAC-2420) a portion of Darling Road, west of Durango Drive. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 02/10/04.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/05/03	The City Council approved a Petition to Vacate (VAC-2948) a portion of Durango Drive between Darling Road and Centennial Parkway. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 03/26/04.
07/13/06	The Planning Commission approved a Site Development Plan Review (SDR-13684) for a 186,300 square foot, six-story office building and a 41,377 square-foot parking structure on 8.01 acres at the southwest corner of Rome Boulevard and Grand Montecito Parkway. Staff recommended approval.
11/20/08	The Planning Commission approved a Master Sign Plan (MSP-30236) for a commercial development on 7.96 acres at 6605 Grand Montecito Parkway Staff recommended approval.
11/04/09	The City Council approved a Waiver (WVR-35710) to allow a 394 cubic-foot utility box to be set back zero feet from public right-of-way with no required landscaping where three feet of landscaping is required at 6605 Grand Montecito Parkway. The Planning Commission and staff recommended approval.
02/15/12	The City Council approved a request for a Rezoning (ZON-43792) from: U (Undeveloped) [TC (Town Center) General Plan Designation] to: T-C (Town Center) [MS-TC (Main Street Mixed Use – Town Center) Special Land Use Designation] located at the northwest corner of Grand Montecito Parkway and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-43790) for a proposed parking lot with waivers of the town center landscape buffer and parking lot landscaping standards and waivers of Title 19.08 Landscape Buffer Standards to allow a zero-foot buffer along the north and south sides of a shared property line and a six-foot buffer along portions of the south and west property lines where eight feet is required located at the northwest corner of Grand Montecito Parkway and Clark County 215. The Planning Commission and staff recommended approval.

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Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/20/14	The City Council approved a request for a Site Development Plan Review (SDR-54327) for a proposed four level parking garage with waivers of the Town Center commercial development standards to allow a building height of 50 feet where 35 feet is the maximum height allowed, to allow the build-to-line to be 80 percent where 60 percent is the maximum allowed, to allow a zero-foot side setback on the north and a portion of the south perimeter where a minimum of ten feet is required, to allow an eleven-foot perimeter landscape buffer along the east property line where 15 feet is required; a Waiver of Title 19.08 to allow a zero-foot landscape buffer on the north and a portion of the south perimeters where a minimum of eight feet is required; and a Waiver of the Montecito Town Center Timberlake buffer area to allow a multi-story building where only a single-story buildings are permitted on 0.85 acres at the northwest corner of Grand Montecito Parkway and Clark County 215. The Planning Commission recommended approval, staff recommended denial.
02/18/15	The City Council approved a request for a Rezoning (ZON-57131) from: U (Undeveloped) [TC (Town Center) General Plan Designation] to: T-C (Town Center) on property located adjacent to the south side of Rome Boulevard, 200 feet west of Grand Montecito Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-56848) for a proposed parking facility with waivers to allow a zero-foot perimeter landscape buffer where 15 feet is required along the north perimeter and a five-foot wide buffer along the east perimeter where an eight-foot buffer is required on property located adjacent to the south side of Rome Boulevard, 200 feet west of Grand Montecito Parkway. The Planning Commission and staff recommended approval.
01/06/16	The Parcel Map (PMP-59654) technical review for a one-lot merger and resubdivision on a property located at the southwest corner of Rome Boulevard and Grand Montecito Parkway was recorded.
05/31/17	Staff administratively approved a Site Development Plan Review (SDR-70320) for a proposed 434 space parking lot expansion on a 5.10 acre portion of 13.62 acres at 6605 Grand Montecito Parkway.

Most Recent Change of Ownership	
02/01/18	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
10/05/07	A building permit (#07002844) was issued for an office shell building for certificate of completion at 6650 Grand Montecito Parkway. A final inspection was approved 12/07/09.
07/10/14	A building permit (#C-260362, #C-261733 and #C-261739) was issued for an office tenant improvement at 6605 Grand Montecito Parkway. The permit received its final inspection on 11/17/14.
10/22/15	A building permit (#C-298570) was issued for an office tenant improvement at 6605 Grand Montecito Parkway. The permit received its final inspection on 01/11/17.
06/28/17	A building permit (#C-343966) was issued for an office tenant improvement at 6605 Grand Montecito Parkway. The permit received its final inspection on 10/31/17.
09/11/18	A building permit (#C18-03121) was issued for a gymnasium tenant improvement at 6605 Grand Montecito Parkway. The permit received its final inspection on 10/24/18.

Pre-Application Meeting	
10/17/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed one-lot commercial subdivision.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	

Field Check	
11/01/18	Staff conducted a routine field check where the subject was observed. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	13.62

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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>
Subject Property	Office, Other than Listed	MS-TC (Main Street Mixed Use)	T-C (Town Center)
		MC-TC (Montecito)	
North	Single Family, Detached	MC-TC (Montecito)	T-C (Town Center)
South	CC215	Right-of-Way	Right-of-Way
East	Private School, Primary	MC-TC (Montecito)	T-C (Town Center)
	Undeveloped		
	Single Family, Detached	L (Low Residential)	
West	Undeveloped	MC-TC (Montecito)	T-C (Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Town Center Development Standards	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District – Montecito (MS-TC)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<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 Collector	Town Center Development Standards Manual	80	Y
Grand Montecito Parkway	Town Center Loop	Town Center Development Standards Manual	90	Y