

City of Las Vegas

Agenda Item No.: 86

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0043-00(1) - **SHIRON CORPORATION** - Request for a Site Development Plan Review FOR 74,900 SQUARE FEET OF COMMERCIAL RETAIL SPACE on 9.5 acres located on the northeast corner of Monte Cristo Way and Centennial Parkway (APN: 125-22-404-001), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions and the following added condition:

- *Requires the revised site plan to have the Town Center multi-use trail along the north and east property lines.*

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

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MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:03 - 2:04)

4-1157

CONDITIONS:

Planning and Development

1. The site plan shall be revised to relocate the buildings to meet the minimum distance from the northern property line as required by the Title 19A.08.060 Residential Adjacency Standards, or these buildings be designed to step down at the rear to meet the 3:1 slope for building height of the Residential Adjacency Standards.
2. The site plan shall be revised to depict compliance with the Title 19A.08.050 minimum required setbacks of 20 feet front and 15 feet corner side, or a Variance application for setbacks shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.
3. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking space count, or a maximum of 4,000 square feet of building area within the proposed pads be allowed for restaurant use prior to the issuance of any permits, any site grading, and all development activity for the site.
4. The site plan shall be revised to remove from the site plan the middle driveway shown accessing Tenaya Way.
5. The site plan and landscape plans shall be revised to depict plazas in several locations adjacent to retail and restaurant pads, each plaza area providing seating areas and appropriate landscaping, prior to the issuance of any permits, any site grading, and all development activity for the site.
6. The landscape plan shall meet all applicable Town Center Loop Road standards where abutting the Loop Road. A 15-foot wide median with the same planting theme as in the amenity zone shall be depicted, incorporating minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, five-gallon ground cover, and

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CONDITIONS - Continued:

hardscape areas of a minimum sixty square feet area every three palm tree plantings or 105 feet on center.

Within on-site landscape planters, minimum width of ten feet, shall be clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The landscape plan shall depict accent paving at all street intersections.

7. The landscape plan shall be clarified to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
8. Prior to the issuance of any permits, any site grading, and all development activity for the site, elevations to the satisfaction of Planning and Development Department staff shall be submitted demonstrating side and rear building elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements. Elevations shall also be submitted for the 'pad' buildings demonstrate consistency with elevations for the retail buildings, reflecting the varied rooflines, and regularly-spaced vertical facade elements.
9. The building elevations shall be revised to depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the east side of loading spaces depicted at the rear (north) of Retail building 1.
10. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
13. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

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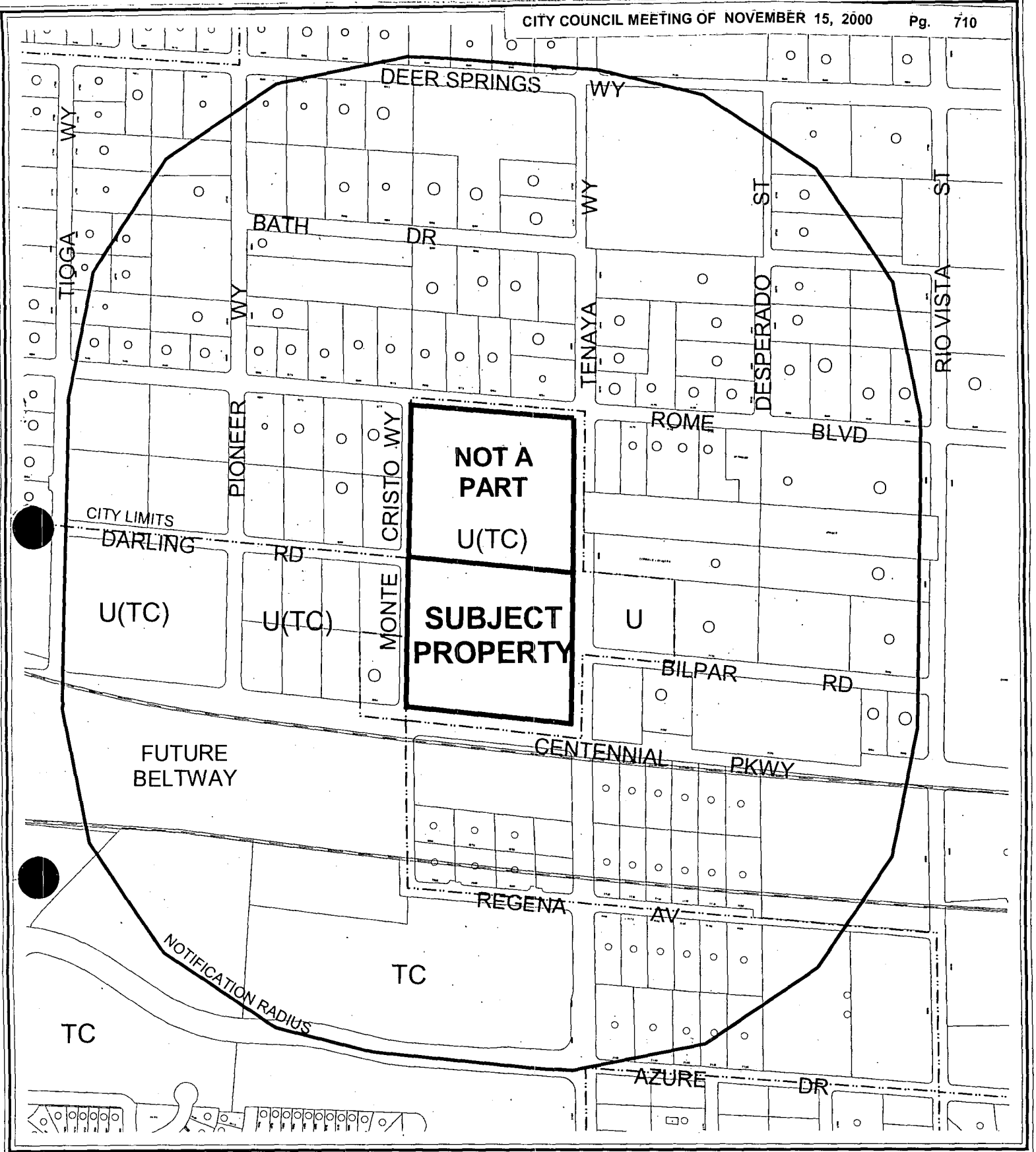
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CONDITIONS - Continued:

14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
15. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
16. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the northern site boundary.

Public Works

17. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Site development to comply with all applicable Conditions of Approval for Z-43-00, the Centennial Village Center Commercial Subdivision and all other subsequent site-related actions.



CASE: **Z-0043-00(1)**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

86



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0043-00(1) - Shiron Corporation**

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to relocate the buildings to meet the minimum distance from the northern property line as required by the Title 19A.08.060 Residential Adjacency Standards, or these buildings be designed to step down at the rear to meet the 3:1 slope for building height of the Residential Adjacency Standards.
2. The site plan shall be revised to depict compliance with the Title 19A.08.050 minimum required setbacks of 20 feet front and 15 feet corner side, or a Variance application for setbacks shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.
3. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking space count, or a maximum of 4,000 square feet of building area within the proposed pads be allowed for restaurant use prior to the issuance of any permits, any site grading, and all development activity for the site.
4. The site plan shall be revised to remove from the site plan the middle driveway shown accessing Tenaya Way.
5. The site plan and landscape plans shall be revised to depict plazas in several locations adjacent to retail and restaurant pads, each plaza area providing seating areas and appropriate landscaping, prior to the issuance of any permits, any site grading, and all development activity for the site.
6. The landscape plan shall meet all applicable Town Center Loop Road standards where abutting the Loop Road. A 15-foot wide median with the same planting theme as in the amenity zone shall be depicted, incorporating minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, five-gallon ground cover, and hardscape areas of a minimum sixty square feet area every three palm tree plantings or 105 feet on center.

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Within on-site landscape planters, minimum width of ten feet, shall be clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The landscape plan shall depict accent paving at all street intersections.

7. The landscape plan shall be clarified to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.
8. Prior to the issuance of any permits, any site grading, and all development activity for the site, elevations to the satisfaction of Planning and Development Department staff shall be submitted demonstrating side and rear building elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements. Elevations shall also be submitted for the 'pad' buildings demonstrate consistency with elevations for the retail buildings, reflecting the varied rooflines, and regularly-spaced vertical facade elements.
9. The building elevations shall be revised to depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the east side of loading spaces depicted at the rear (north) of Retail building 1.
10. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
13. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
15. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

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16. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the northern site boundary.

Public Works

17. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Site development to comply with all applicable Conditions of Approval for Z-43-00, the Centennial Village Center Commercial Subdivision and all other subsequent site-related actions.

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**** STAFF REPORT ******APPLICATION REQUEST**

This request is a Site Development Plan Review for a 74,900 square foot commercial project. Proposed uses consist of 'major tenant' retail, retail line shops and retail/ office or restaurant pad sites. The subject site is 9.5 acres on the northeast corner of the intersection of Monte Cristo Way and Centennial Parkway. The applicant's justification letter states the opinion that this proposed development is the best use of the parcel.

BACKGROUND DATA

- 12/07/98 The City Council approved a Rezoning to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was excluded from this Rezoning request.
- 12/01/99 The City Council approved a General Plan Amendment request (GPA-0041-99) from R (Rural Density Residential [Town Center Expansion Area] to TC (Town Center), and an amendment to the Town Center Land Use Plan to SX-TC (Suburban Mixed Use-Town Center), subject to two conditions including a requirement for an impact statement, in compliance with SB 191, be submitted with the Site Development Plan Review for the subject site.
- 10/12/00 The Planning Commission approved a request for a Tentative Map (TM-0034-00) for a commercial subdivision on this site.

DETAILS OF APPLICATION REQUEST

Site Area	9.56	Acres
Building Area Total	74,900	Square Feet
Retail A	6,000	Square Feet
Retail C	26,000	Square Feet
Retail/Office In-Line B	16,200	Square Feet
Retail/Office Pads D, E	8,000	Square Feet
Retail/Restaurant Pads F - L	18,700	Square Feet
FAR	0.18	
Building Height	30 - 40	Feet (1 story)

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Total Parking Required	459	Spaces (including 10 handicap accessible)
Retail A	24	Spaces (6,000/250)
Retail C	104	Spaces (26,000/250)
Retail/Office In-Line B	65	Spaces (16,200/250)
Retail/Office Pads D, E	32	Spaces (8,000/250)
Retail/Restaurant Pads F – L	234	Spaces $(9,350/50=187+9,350/200=47)$
Total Parking Provided	328	Spaces (including 18 handicap accessible)
Loading Required	12	Spaces
Loading Provided	2	Spaces

Access to the site will be via a total of seven driveways off of abutting public streets. The primary access will consist of a two-way divided driveway off of Centennial Parkway approximately 210 feet from the western site boundary at Monte Cristo Way. Undivided two-way access will be provided via 26 – to 36-foot wide driveways off of Tenaya Way (3 total), Monte Cristo Way (2 total) and Centennial Parkway (1 additional).

The site plan depicts commercial uses located primarily along the eastern perimeter of the site, backing on the US 95 freeway, with the parking lots west (in front) of all buildings except three pads. The largest retail store will be located in the southeastern corner of the site, connected to the smaller retail stores by in-line retail shops. Two pads for restaurants are depicted, including one with drive-through located adjacent to Buffalo Drive, and the other located at the northern end of the site.

The landscaping plan depicts a planter zone averaging ten-foot width, incorporating 24-inch box to 36-inch box trees approximately 30 feet on-center abutting street frontages; a four-foot wide planter area, incorporating 15-foot to 18-foot brown truck height palms trees, is shown along the length of the Centennial Parkway frontage. The landscaping plan also shows eight-foot wide planters incorporating 24-inch box to 36-inch box trees approximately 30 feet on-center along the principal internal access aisles, and as parking lot landscape islands.

The submitted elevations for the retail buildings depict a Mediterranean design, providing façade features such as arcades, arched window openings, and variation of rooflines. The pedestrian arcades are shown with openings either arched or squared with columns. Larger retail space entrances will include a higher arch feature.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [TC (Town Center) General Plan]	Undeveloped
South:	Highway Right-of-Way	Undeveloped, Vacant
East:	U (Undeveloped), Clark County	Undeveloped, Single Family Residential
West:	U (Undeveloped), Clark County	Undeveloped, Single Family Residential

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ANALYSIS & FINDINGS

ZONING

Section 19A.08.060 of the Las Vegas Municipal Code (Title 19A) stipulates Residential Adjacency Standards for non-residential buildings adjacent to single-family residential land uses, specifically regarding non-residential building height and related setback requirements. These standards require a non-residential building of over 15 feet in height to be set back from any property line abutting a single family residential use by a distance of at least three times the building height. In this case, the minimum setback required is 120 feet for a proposed 40-foot tall building (Building C), 90 feet for a 30-foot tall building (Building B), and 81 feet for a 27-foot tall building (Building A). Staff finds the rear setback depicted on the site plan for Buildings A and C is 40 feet from the northern property line. Staff recommends a condition requiring either the site plan be revised to relocate the buildings to meet the minimum distance from the northern property line as required by the Title 19A Residential Adjacency Standards, or these buildings be designed to step down at the rear to meet the 3:1 slope for building height of the Residential Adjacency Standards.

Staff finds that the on-site parking proposed will be inadequate to meet the requirements of Title 19A.10.010 regarding space count, based on worst-case assumption that all Retail/Restaurant Pads F – L are used as restaurants, thereby requiring a total of 234 spaces for the pads and pushing the required parking space count to 131 spaces more than proposed. Staff recommends a condition requiring that either the site plan be revised to depict the required parking space count, or a maximum of 4,000 square feet of building area within the proposed pads be allowed for restaurant use.

Staff finds the site plan depicts no loading spaces. The site plan should be revised to depict at least the four spaces required by Title 19A, with one each located adjacent to the two anchor stores. The rear elevations of the Building A, Building B and Building C will be substantially visible from single family residential properties abutting the site on the north, and from roadways within the larger residential neighborhood. In order to enhance the aesthetics of the development in views from the north, the Retail 1 building elevations should be revised to depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Retail 1 building.

SITE PLAN

Staff notes the site plan depicts minimum setbacks of less than five feet from the property line along Centennial Parkway; this setback zone is considered to be the front setback area, and is required by Title 19A.08.050 to be a minimum of 20 feet. The site plan also depicts minimum setbacks of ten feet from the property lines along Tenaya Way and Monte Cristo Way. These

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setback areas are considered to be corner side yards, and are therefore required by Title 19A.08.050 to be a minimum of 15 feet. If this project is approved, staff recommends the site plan be revised to depict compliance with the minimum required setbacks of 20 feet front and 15 feet corner side, or a Variance to the minimum setback requirements be approved by City Council prior to issuance of any building permits for this site.

Staff finds the site plan depicts three two-way access driveways off of Tenaya Way. North of the subject site, Tenaya Way will provide access to low-density single family residential uses almost exclusively. Staff finds the proposal for three driveways off of Tenaya Way will encourage commercial traffic to use Tenaya Way for access to and from the site, and thereby increasing commercially generated traffic on a roadway serving primarily residential areas. Staff recommends a condition requiring that the site plan be revised to remove the two northern driveways from the site shown accessing Tenaya Way.

Staff finds the proposed site plan presents an orderly placement of buildings, internal access roads and parking. In addition, the site plan shows consistency with the intent of the Town Center Development Standards by providing a plaza in the northwest corner of the parking lot. Staff recommends the site and landscape plans be revised to depict plazas in several locations adjacent to retail and restaurant pads, each plaza area providing seating areas and appropriate landscaping.

LANDSCAPE PLAN

Las Vegas Municipal Code Section 19A.06.110 requires each development site within the Town Center to provide a minimum of 20 percent of the gross site acreage of the site in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way. The landscape plan should be clarified to depict the method for compliance with this requirement.

Staff finds the submitted landscape plan depicts a landscape plan partially consistent with the Town Center Development Standards, including landscaping meeting Town Center Loop Road standards where abutting the designated Loop Road, as the southern boundary of the site. Staff recommends a condition requiring that the landscape plan be revised to meet all applicable Town Center Loop Road standards, including where abutting the Loop Road a 15-foot wide median with the same planting theme as in the amenity zone, incorporating minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, five-gallon ground cover, and hardscape areas of a minimum sixty square feet area every three palm tree plantings or 105 feet on center. Additionally, the landscape plan be revised to depict on-site landscape planters, minimum width of ten feet, with clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The revised landscape plan should depict accent paving at all street intersections.

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ELEVATIONS

Staff finds the submitted building elevations do not include side or rear elevations for the buildings; staff recommends a condition requiring elevations be submitted demonstrating side and rear building elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements. Staff also recommends a condition requiring elevations for the 'pad' buildings demonstrate consistency with elevations for the retail buildings, reflecting the varied rooflines, and regularly-spaced vertical facade elements.

Staff finds proposed placement of relatively large retail buildings adjacent to single family residential uses to be potentially problematic, unless noise and lighting mitigations are implemented. Staff recommends a condition requiring the building elevations and site plan be revised to depict loading dock enclosures, consisting of solid masonry walls the full length of the dock, of at least ten feet in height, along the length of any loading spaces depicted at the rear (north) side of the buildings along the northern perimeter of the site. In addition, staff recommends a condition requiring any wallpack lighting on these buildings utilize 'shoe-box' fixtures and downward-directed lights, and lighting standards within the parking lots be no more than 20 feet in height and utilize 'shoe-box' fixtures and downward-directed lights.

IMPACT ASSESSMENT

The impact statement required by Senate Bill 191 was submitted to the Planning and Development Department for staff review. Staff finds that the submitted report identifies no significant impact to occur on local schools, as the proposal will not directly generate new public school students for area schools. The impact statement also concludes that the existing infrastructure in the vicinity for sewage effluent and potable water will be adequate to serve the proposed development. Impacts regarding storm water runoff will be ascertained upon completion of the drainage study.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

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

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The proposed commercial uses will operate at a level of intensity comparable to the recently approved commercial development to the south of the future Beltway and abutting US 95, within other areas of Town Center designated SX-TC (Suburban Mixed Use – Town Center). Staff finds this proposed commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail and restaurant uses for existing and planned residential development in the surrounding area with recommended conditions regarding compliance with Residential Adjacency Standards, minimum required setbacks, loading dock enclosures, and exterior lighting.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

Staff finds the proposed project will be consistent with Title 19A and applicable Town Center plans, policies and standards with implementation of the recommended conditions regarding compliance with Residential Adjacency Standards, minimum required setbacks, revision to the landscaping plans, revision of building elevations, and signage.

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

Staff finds the proposed project will direct traffic onto planned roads to be built to Town Center Loop Road and Collector standards. However, the project also depicts driveway access onto Tenaya Way, which north of the subject site is a residential street. Therefore, the proposed site access will thereby negatively impact adjacent residential neighborhood traffic. The proposed project's impact on residential neighborhood traffic will be reduced if only one driveway providing direct vehicular access to Tenaya Way is allowed, as conditioned below.

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

Staff finds the proposed project will incorporate appropriate building and landscape materials for the Town Center area, with implementation of the conditions presented below regarding landscaping, building elevations, and pedestrian areas within plazas.

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.”**

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Staff finds the landscaping and building elevations will provide an aesthetically pleasing environment with implementation of the conditions presented below regarding revision to the landscaping plans, revision of building elevations, signage, screening and outdoor lighting. With the condition below regarding rear loading enclosures, the buildings will provide sufficient visual screening in views from surrounding residential areas.

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

Staff finds the proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

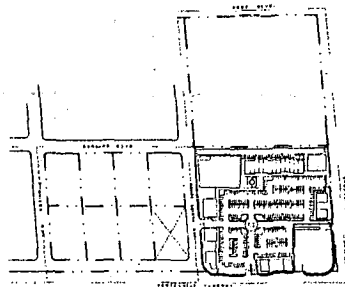
NOTICES MAILED 116 by Planning Department

APPROVALS 1

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	YES	N/A
<i>Fire Services - Prevention</i>	YES	NO	NO



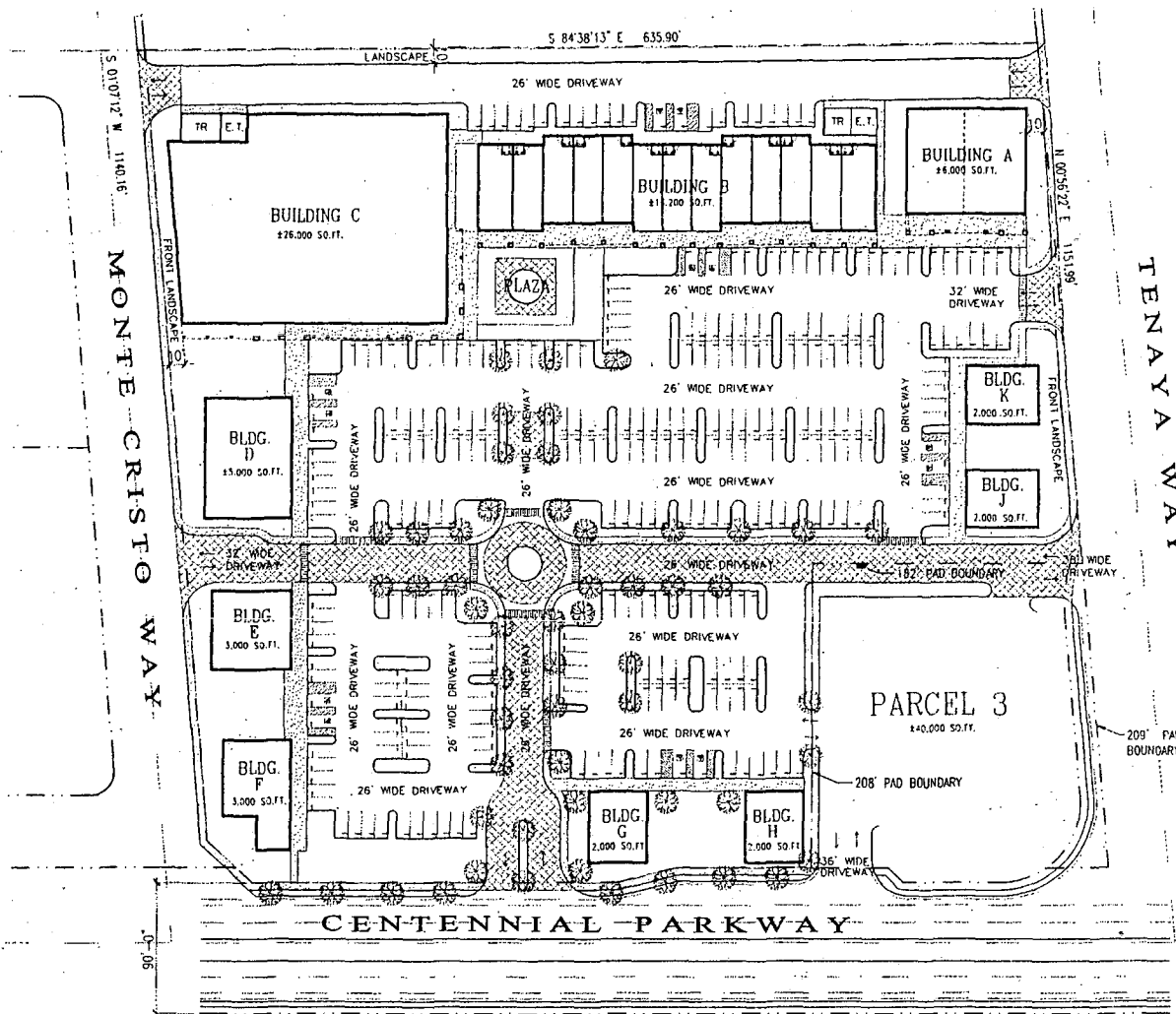
KEY PLAN
SCALE 1" = 400' - 0"



PROJECT SUMMARY

BUILDING A (81.7' x 73.5')	6,000 SQ.FT.	PARKING REQUIRED 4 PER 1000 SQ.FT.	269 CARS
BUILDING B (269.5' x 60.0')	16,200 SQ.FT.	PARKING PROVIDED - REGULAR	299 CARS
BUILDING C (83.3' x 55.0')	5,000 SQ.FT.	- HANDICAP	287 CARS
BUILDING D (55.0' x 55.0')	3,000 SQ.FT.	TOTAL SURPLUS PARKING	12 CARS
BUILDING E (64.0' x 47.0')	3,000 SQ.FT.	LOT AREA AFTER DEDICATION	30 CARS
BUILDING F (50.0' x 40.0')	2,000 SQ.FT.	LANDSCAPE AREA REQUIRED	±302,055 SQ.FT.
BUILDING G (50.0' x 40.0')	2,000 SQ.FT.	LANDSCAPE AREA PROVIDED	60,411 SQ.FT.
BUILDING H (50.0' x 40.0')	2,000 SQ.FT.		
BUILDING I (50.0' x 40.0')	2,000 SQ.FT.		
BUILDING J (50.0' x 40.0')	2,000 SQ.FT.		
BUILDING K (50.0' x 40.0')	2,000 SQ.FT.		
TOTAL GFA	±67,200 SQ.FT.		

NOTES: 1. THIS SITE PLAN IS PRELIMINARY AND SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
2. SEE LANDSCAPE PLAN FOR LANDSCAPE INFORMATION.



PRELIMINARY SITE PLAN

Scheme 4.1 JULY 21, 2000

AP - 1.01

SCALE 1" = 60' - 0"

GMP ARCHITECTS INC.
TEL. NO. (310) 396-6661, FAX NO. (310) 396-6441

OWNER
SHIRON CORPORATION

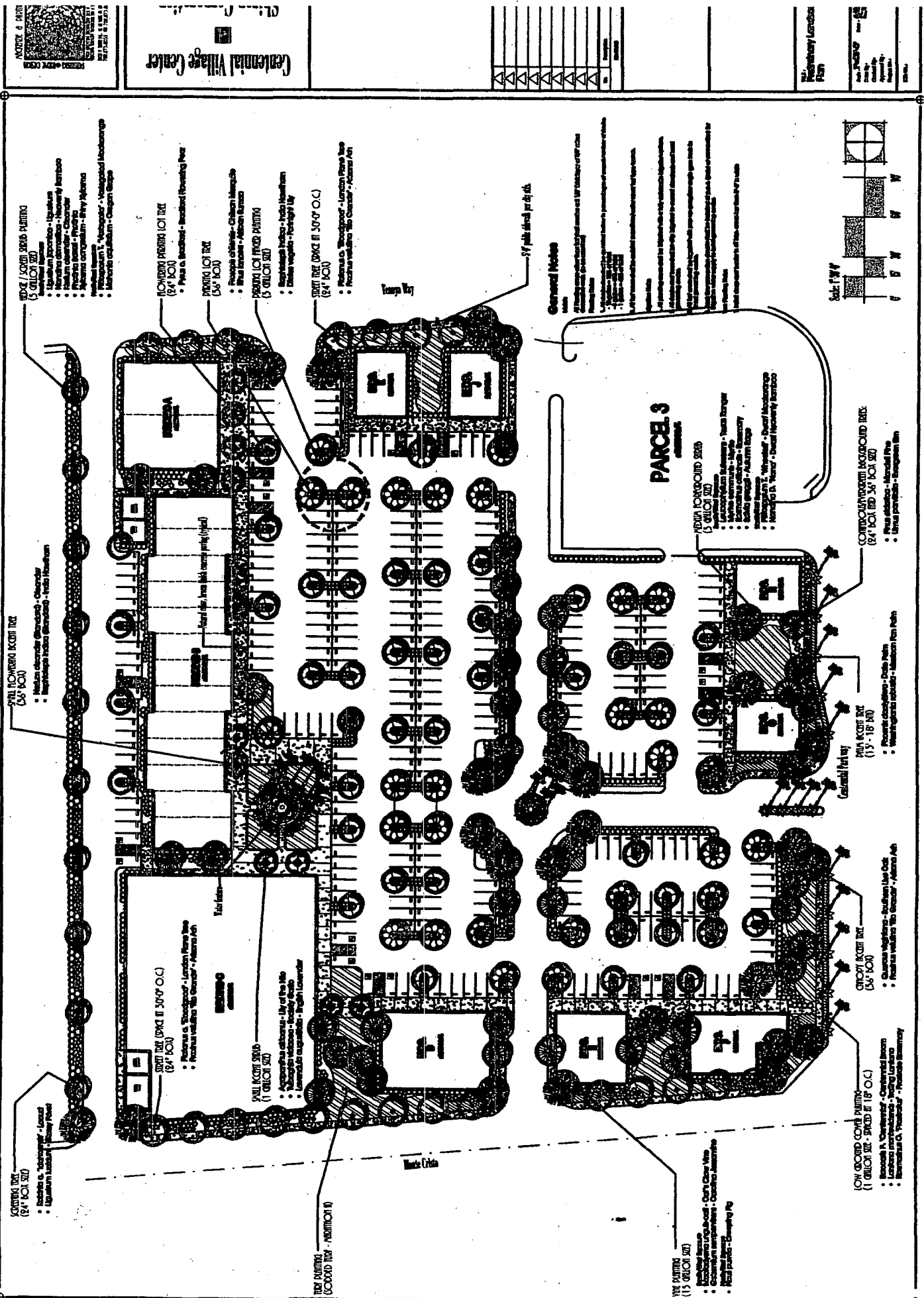
STAFF
Z-0043-00(1)

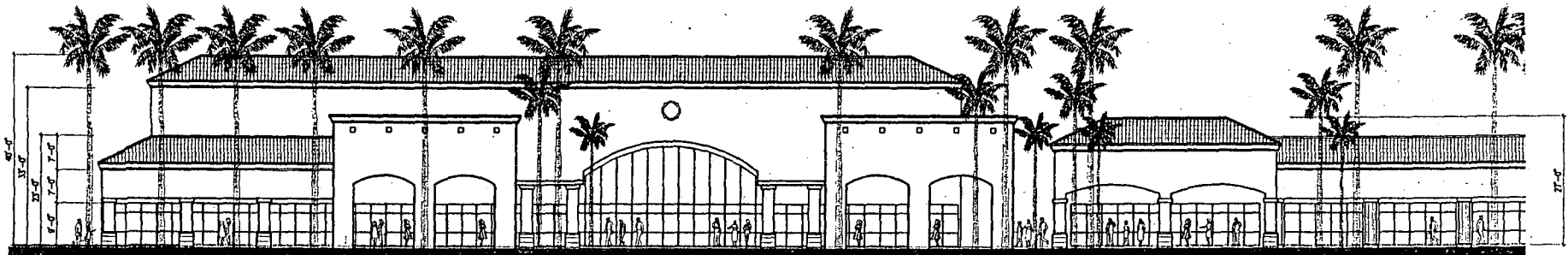
TENAYA/CENTENNIAL CENTER
AT TOWN CENTER, LAS VEGAS, NEVADA

10-12-00 PC

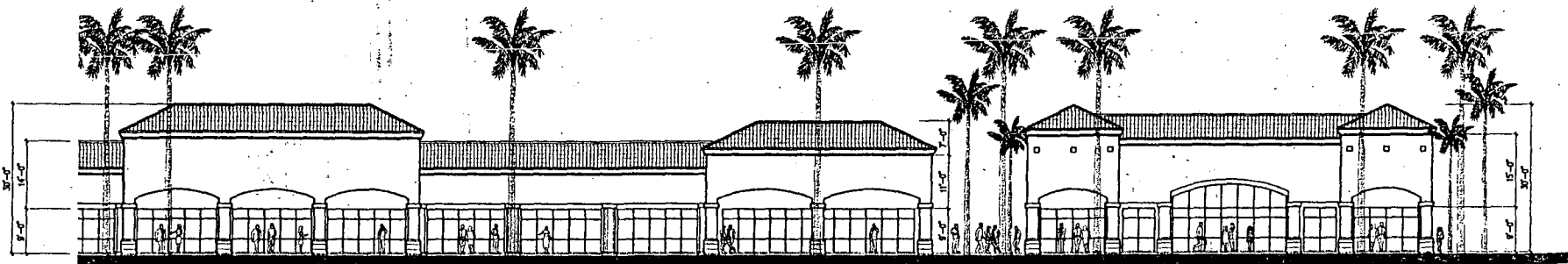
10-12-00 PC

LES





PART ELEVATION "A"



PART ELEVATION "B"

PRELIMINARY BUILDING ELEVATION

Scheme 4.1 JULY 21, 2000

AP - 1.05

SCALE 1/16" = 1' - 0"

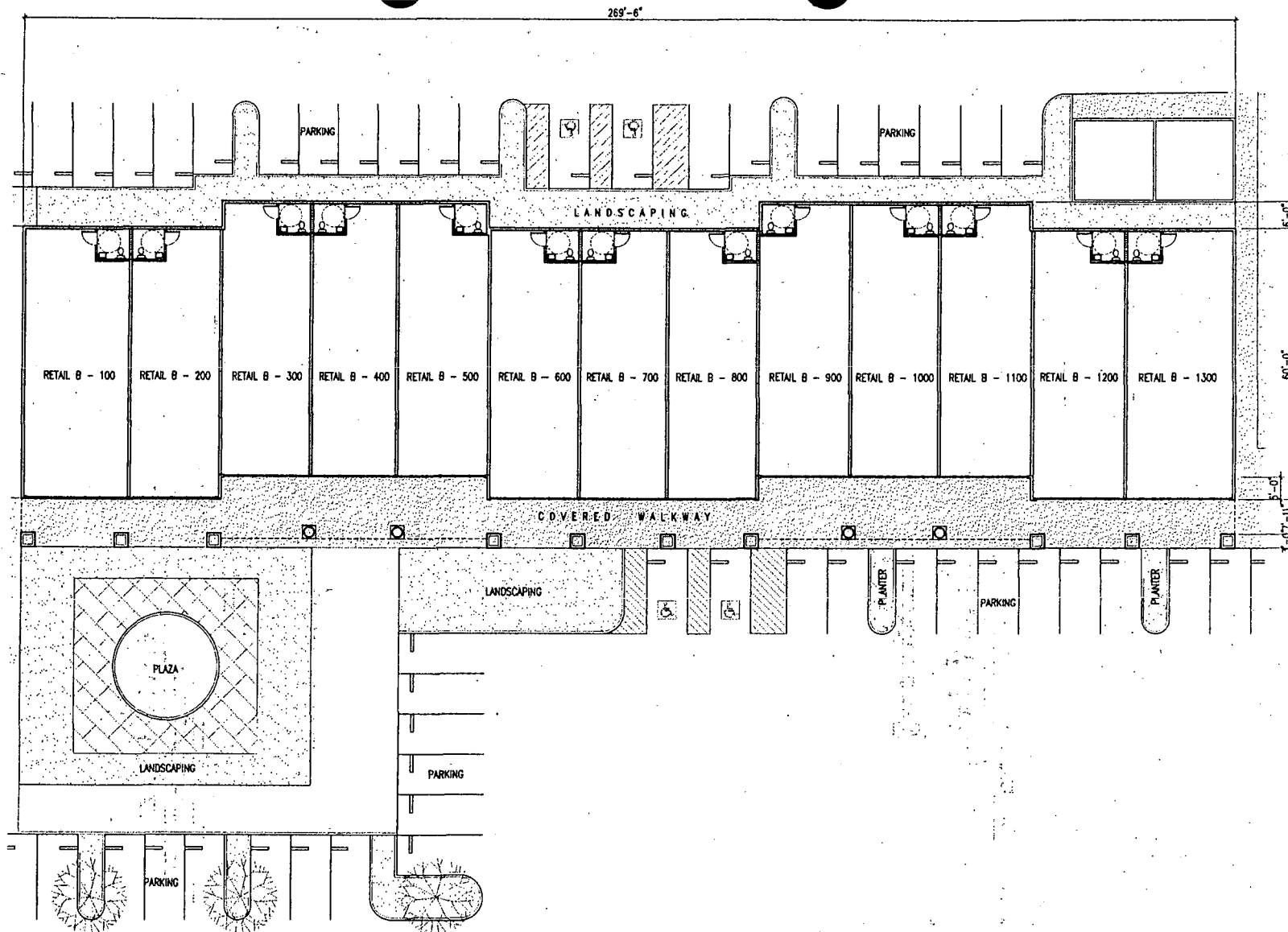
GMP ARCHITECTS INC.
TEL. NO. (310) 396-6661, FAX NO. (310) 396-6441

OWNER,
SHIRON CORPORATION

STAFF
Z-0043-00(1)

TENAYA/CENTENNIAL CENTER
AT TOWN CENTER, LAS VEGAS, NEVADA

10-12-00 PC



PRELIMINARY FLOOR PLAN - BUILDING "B" Scheme 4.1 JULY 21, 2000

SCALE 1/16" = 1' - 0"



GMP ARCHITECTS INC.
TEL. NO. (310) 396-6661, FAX NO. (310) 396-6441

OWNER,
SHIRON CORPORATION

STAFF

TENAYA/CENTENNIAL CENTER
AT TOWN CENTER, LAS VEGAS, NEVADA

Z-0043-00(1)

10-12-00 PC

AP - 1.03



Z-0043-00(1) - SHIRON CORPORATION
NORTHEAST CORNER OF MONTE CRISTO WAY AND CENTENNIAL PARKWAY

City of Las Vegas

Agenda Item No.: 87

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - V-0064-00 - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF ERICK VON GOERKEN - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (TAVERN) at 4601 West Sahara Avenue (APN: 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Hearings Officer and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Hearings Officer and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ERICK VON GOERKEN, 7901 Aspect Way, and WINSTON HENDERSON, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:04 - 2:05)

4-1197

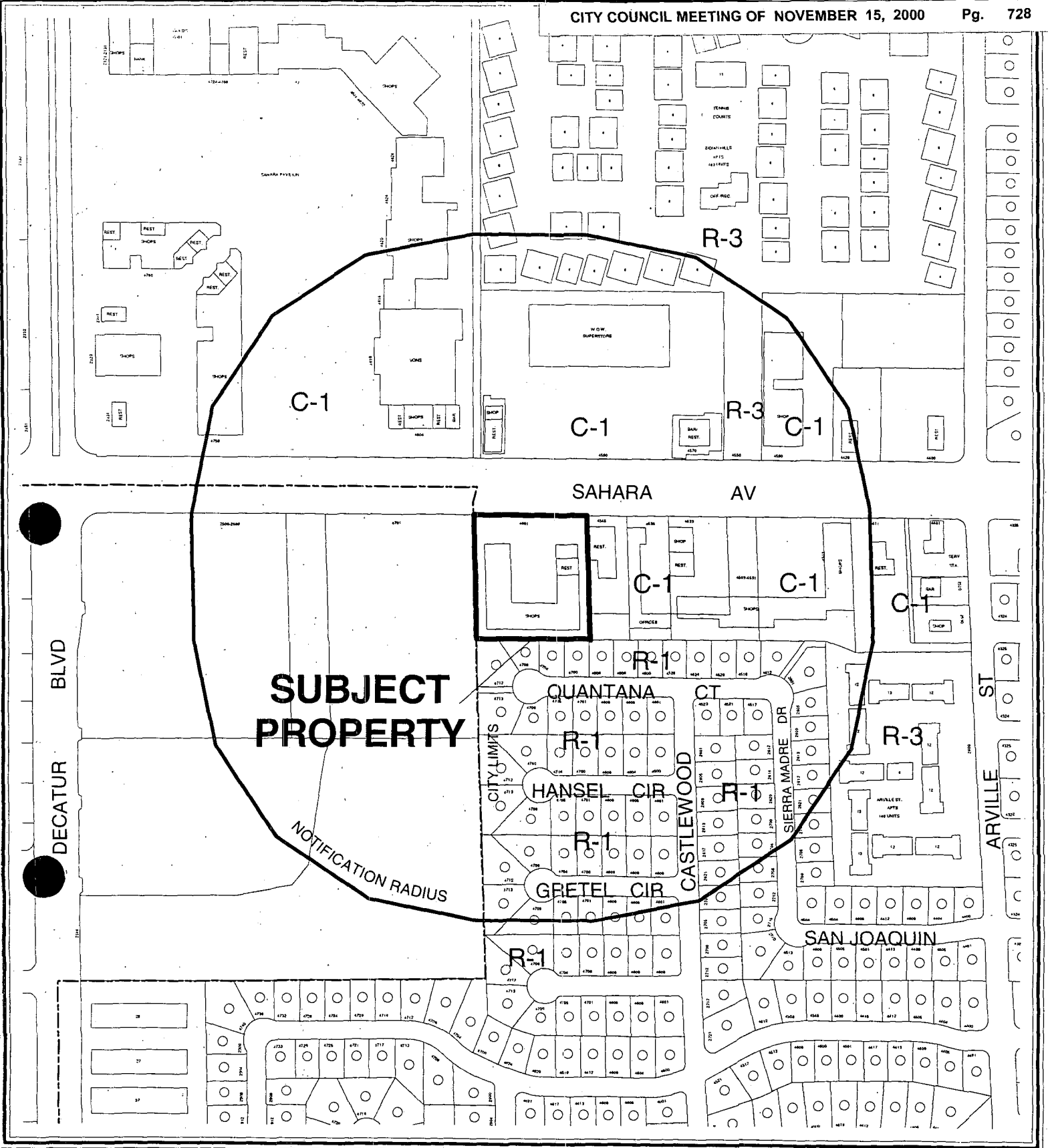
City of Las Vegas

Agenda Item No.: 87

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 87 – V-0064-00

CONDITIONS:

1. All development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City Departments must be satisfied.

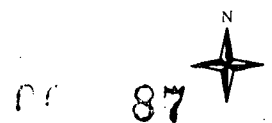


CASE: V-0064-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



87

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0064-00 - Sahara West Plaza, Limited Liability Company
on behalf of Erick Von Goerken**

**** CONDITIONS ****

The Hearings Officer and staff recommend APPROVAL, subject to:

1. All development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City Departments must be satisfied.

V-0064-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Variance to allow an expansion of an existing legal, non-conforming tavern (Spirits Lounge) into an adjacent 800 square foot space (suite Z) within an existing retail center.

BACKGROUND DATA

07/25/73 The City Commission approved a Rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) for the subject site (Z-58-73).

09/09/98 The City Council approved a Special Use Permit for a secondhand dealer (musical instruments) within the subject retail center (U-79-98).

02/02/00 The City Council approved a Special Use Permit for auto window tinting and new car accessory installation within the subject retail center (U-127-99).

05/17/00 The City Council approved a Variance to allow a reduction in parking requirements within the subject retail center (V-0009-00).

SITE DETAILS

Site Area:	2.29 Acres
Building Height:	1 Story
Existing Tavern Area:	3,200 Square Feet
Additional Space	800 Square Feet (20'X40')

ANALYSIS

The applicant has expanded the non-conforming use by removing the wall between the existing tavern and a vacant retail space (suite Z) and installed larger restrooms and an area for a pool table. Originally, the expansion was done without permits. The applicant was advised that building permits are required for interior remodeling. Building plans indicating removal of the wall and the tenant improvements were submitted by the applicant to the Department of Building and Safety. The plans were approved and the permits were issued. An "At Risk" letter has been submitted by the applicant pending the approval of this Variance. The applicant indicates the Variance is required to better serve his customers by providing larger restrooms.

V-0064-00 - Page Two
November 15, 2000 City Council Meeting

FINDINGS

Section 19A.18.070B of the LVMC states:

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this Chapter, the Planning Commission, a Hearings Officer who has been appointed for that purpose, or the City Council has the authority to grant Variances as it determines appropriate. A Variance shall not be granted in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Section 19A.18.070.L. of the LVMC states:

“L. Determinations

1. In order to approve a Variance application, the Planning Commission, Hearings Officer or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property...or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition...the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a Variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

Both the existing retail center and the use of the subject space as a Tavern within the retail center are considered legal, but non-conforming, due to the existence of the building and the business prior to the revised zoning code 19A. Section 19A.16.030 of the City of Las Vegas Zoning Code provides that the non-conforming use of a non-conforming building may be extended or

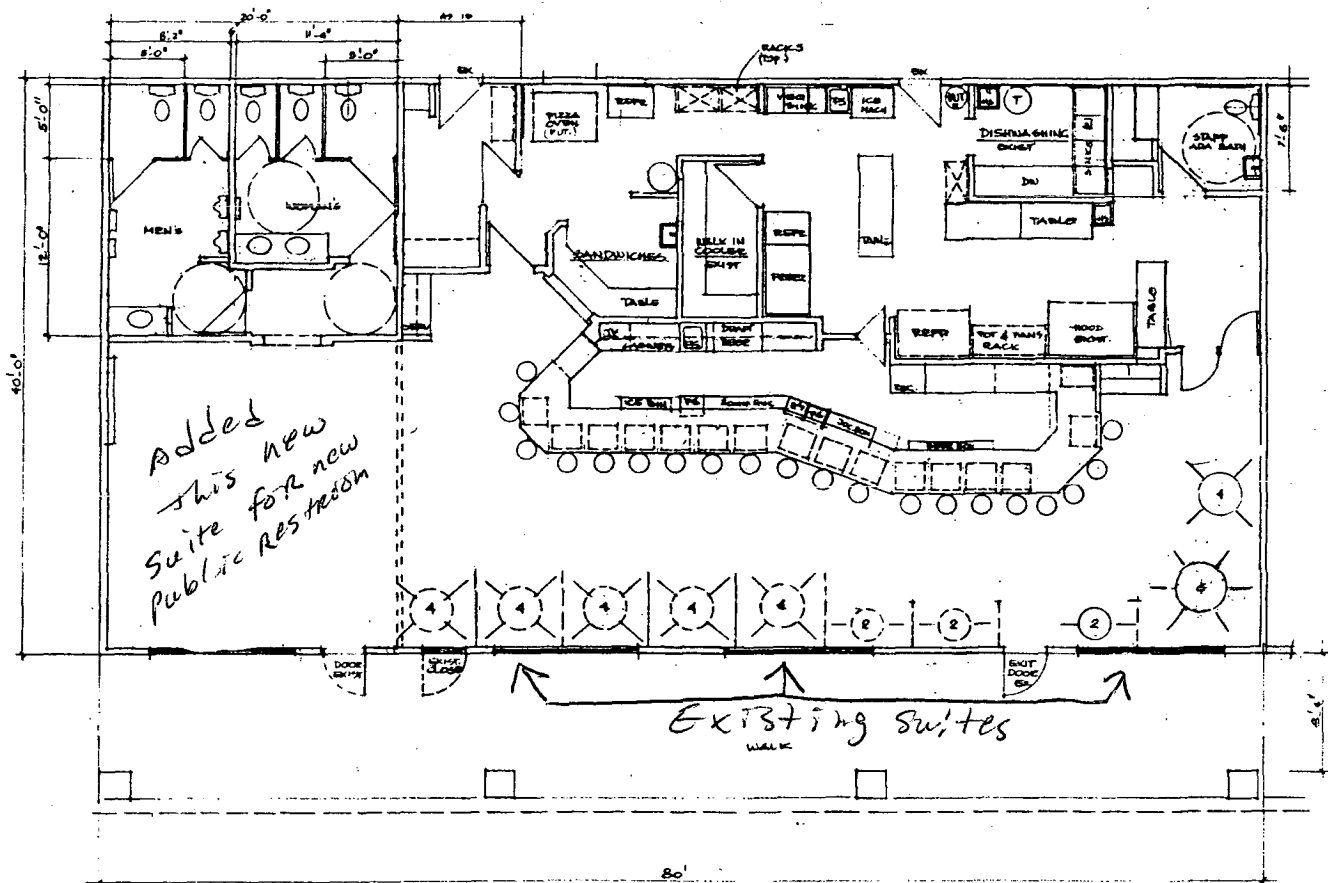
V-0064-00 - Page Three
November 15, 2000 City Council Meeting

expanded into any other portion of the non-conforming building only if no structural alterations are made. Staff finds the removal of the demising wall between the spaces is not considered a structural alteration, thus, the expansion of the tavern into the adjacent space is in conformance with this requirement. Staff recommends approval of this request because the Las Vegas Zoning Code is specific about an expansion of this type.

NOTICES MAILED 91 by City Clerk

APPROVALS 0

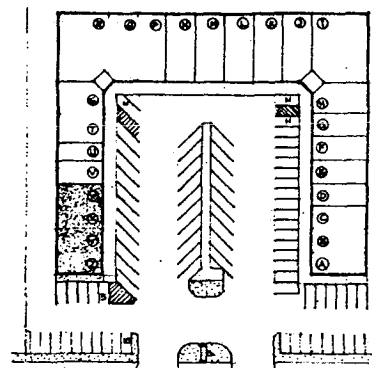
PROTESTS 0



- ===== NEW WALLS
- ===== EXISTING WALLS TO REMAIN
- ===== EXISTING NON-LOAD-BEARING WALL TO BE REMOVED

FLOOR PLAN

1/4" = 1'-0"



SITE PLAN

STATISTICS

AREA (TOTAL)	5,200
SEATING & BAR	20
TABLES	40
TOTAL	60
SLOT MACHINES	15

CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Pg.

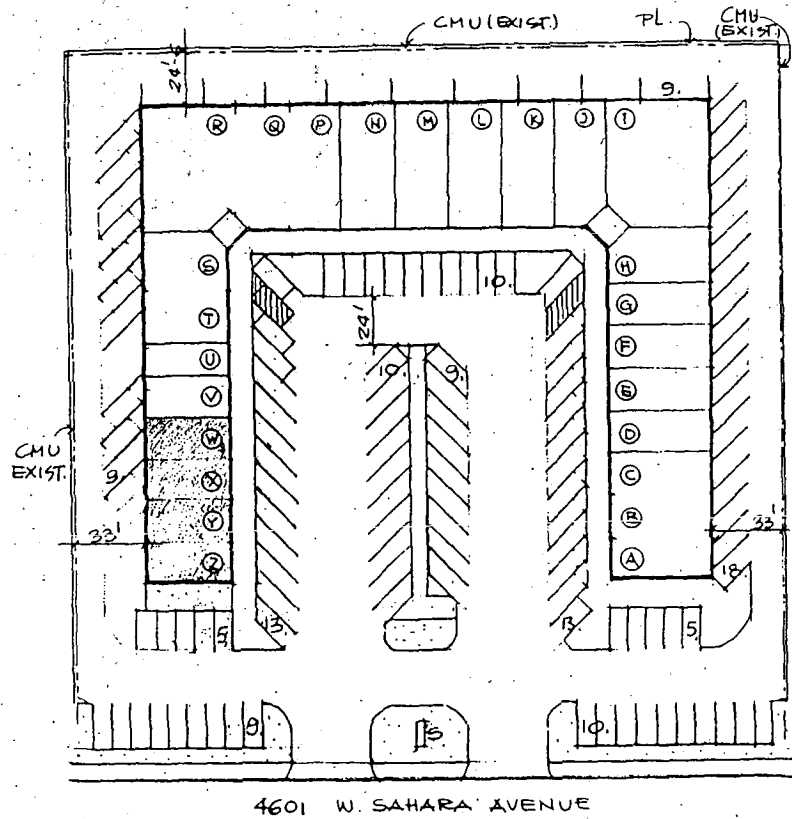
733

4601 N. SAHARA AVENUE, SUITE W
SPRINGFIELD, IL 62761

FLOOR PLAN

V-0064-00 10-3-2000 H.O.

V-0064-00 10-3-2000 H.O. STAFF

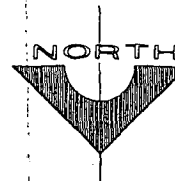
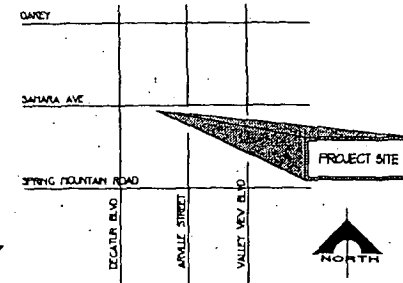


SITE PLAN

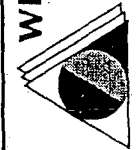
SCALE 1" = 50'-0"

STATISTICS	
AREA :	
RETAIL :	16,000 SF.
SPIRITS LOUNGE :	3,200 SF.
TOTAL :	19,200 SF
PARKING REQUIREMENTS :	
RETAIL ; 16,000 SF @ 1/250 SF	64 SP
SPIRITS LOUNGE : 3,200 SF.	
DINING - 1,600 SF @ 1/50 SF	32 SP
KITCHEN/RESTR. - 1,600 SF @ 1/200	8 SP
	REQUIRED : 104 SP
	PROVIDED : 120 SP

VICINITY MAP



WINSTON H. HENDERSON
ARCHITECTS
1658 EAST PLANNING ROAD SUITE 260 LAS VEGAS NEVADA 89119
TEL: (702) 855-9700 FAX: 855-9757



SPIRITS LOUNGE
4401 WEST SAHARA AVE LAS VEGAS NEVADA

SITE PLAN



26

V-0064-00



22

V-0064-00

City of Las Vegas

Agenda Item No.: 88

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - V-0068-00 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (ADMINISTRATIVE OFFICES) on the southeast corner of Tenth Street and Linden Avenue (APN: 139-35-110-030), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 88 [V-0068-00] and Item 89 [SD-0057-00] to 12/6/2000 and STRIKE Item 92 [U-0152-00]

-- UNANIMOUS

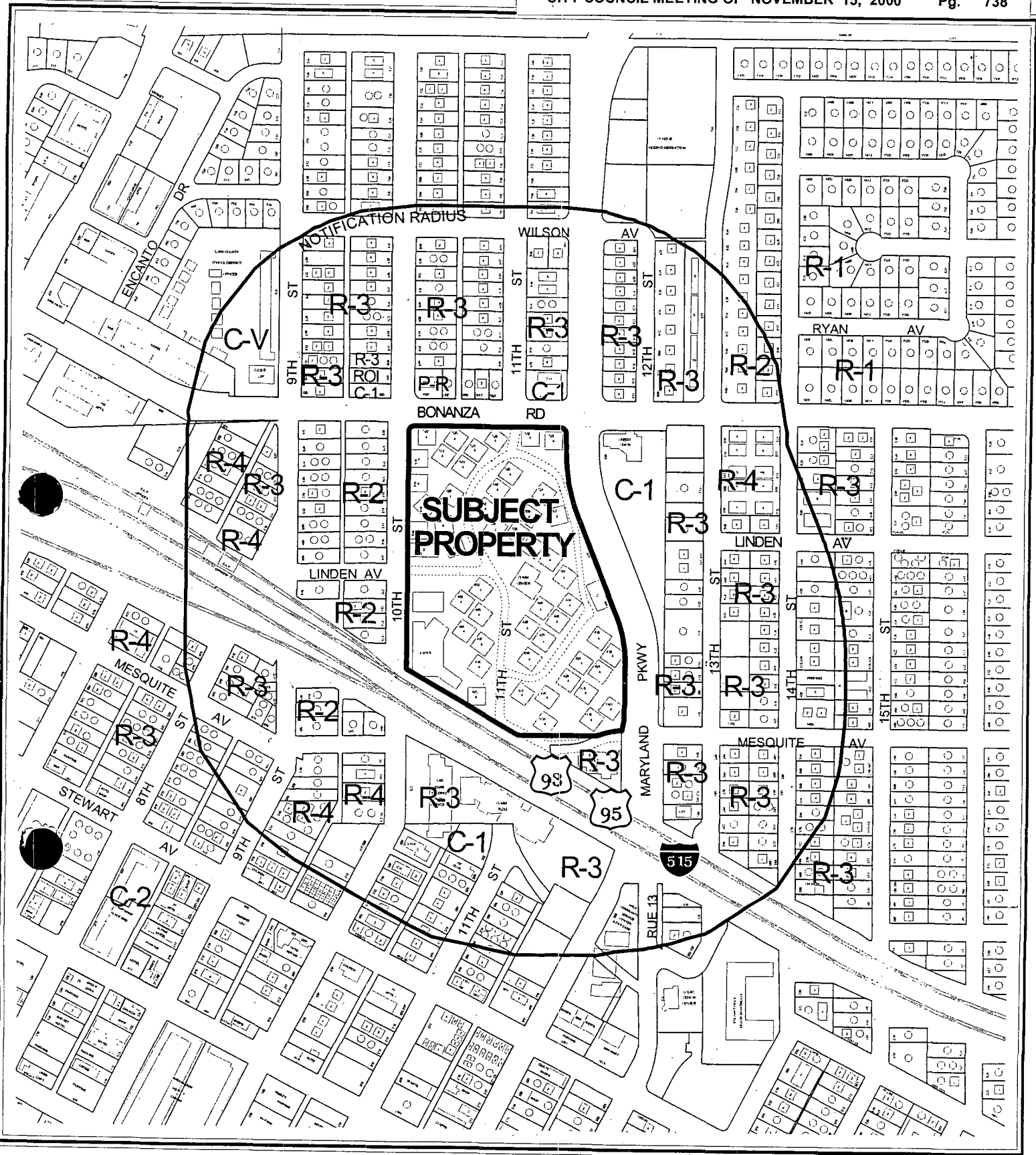
MINUTES:

NOTE: A Verbatim Excerpt of comments by JOE RYCHIC, 516 North Eleventh Street, pertaining to Item 88 [V-0068-00] and Item 89 [SD-0057-00] is made a part of the Final Minutes under Item 88 [V-0068-00].

There was no further discussion.

(1:28 - 1:43/2:06 – 2:10)

4-1/4-1321

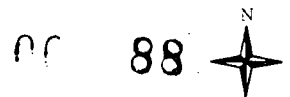


CASE: V-0068-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0068-00 - Housing Authority of the City of Las Vegas**

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Variance is not exercised within two years from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the Conditions of Approval of Site Development Plan Review SD-0057-00.

Standard Conditions

3. All City Code requirements and design standards of all City Departments must be satisfied.

V-0068-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request for a Variance is to allow the expansion of a non-conforming use for new administrative offices on the southeast corner of the intersection of Tenth Street and Linden Avenue.

The applicant's justification letter indicates that the building is needed to serve the clients of the Housing Authority of the City of Las Vegas. The existing facilities are no longer adequate in accommodating the need of the growing population of the Las Vegas Valley. Furthermore, the applicant states that this project will help add to the beautification of the neighborhood while creating a positive image for the Housing authority and the clients they serve.

BACKGROUND DATA

- 08/22/63 The Board of Zoning Adjustment approved a Special Use Permit (U-0059-63) for a proposed 13,394 square foot administration building.
- 03/28/74 The Board of Zoning Adjustment approved a Variance (V-0014-74) to allow the construction of buildings for senior citizen housing containing four units each where a maximum of two units per building are permitted and to allow 129 off-street parking spaces where 188 parking spaces are required.
- 01/05/76 The Board of Zoning Adjustment approved a Variance (V-0077-75) to allow the redevelopment of 214 housing units to allow; a 20 foot rear yard building setback where 25 feet is required; to allow multi-family dwellings with 4 units per building and one building with 6 units where a maximum of 2 units per building is allowed, to allow 130 off-street parking spaces where 321 spaces are required and to allow an addition to the central administration office of the housing authority to extend to the side property line where a 5 foot setback is required.
- 01/28/92 The Board of Zoning Adjustment approved a Site Development Plan Review [U-0059-63(1)] for a proposed 1,440 square foot modular trailer to be used as an office.
- 12/27/94 The Board of Zoning Adjustment approved a Review of Condition [U-0059-63(2)] to delete condition of approval number 1 requiring the removal of the modular trailer by January 28, 1995.

V-0068-00 - Page Two

November 15, 2000 City Council Meeting

06/27/95 The Board of Zoning Adjustment approved a Variance (V-0087-95) to allow a proposed 3,600 square foot modular building to be used as office space where none is allowed.

01/23/96 The Board of Zoning Adjustment approved a Review of Condition [U-0059-63(3)] to delete conditions of approval number 1 requiring the removal of the modular trailer by December 27, 1995.

10/12/00 The Planning Commission approved a Site Development Plan Review (SD-0057-00) for a proposed 8,997 square foot administration building.

DETAILS OF APPLICATION REQUEST

Site Area	14.78	Acres
Proposed Total Building Area	8,996	Square Feet
Maximum Building Height	24	Feet
Parking Required	89	Spaces
Parking Provided	107	Spaces

ANALYSIS

The administrative offices are non-conforming because they are built upon land that is zoned R-2 (Medium-Low Density Residential) which is intended for medium to low density single-family detached units and duplex units.

The first administrative offices were constructed in 1963 with a total building area of 13,395. A modular building was constructed in 1992 with a total building area of 1,440 square feet. Around the same time, the City of Las Vegas started to require Variances for the expansion of non-conforming uses. Consequently, in 1995 a Variance was approved to allow another proposed 3,600 square foot modular building to be used as an office where no office uses were allowed. In 1999 the modular building were removed.

FINDINGS

Section 19A.18.070B of the Las Vegas Municipal Code states the following:

V-0068-00 - Page Three
November 15, 2000 City Council Meeting

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Planning Commission, a hearings officer who has been appointed for that purpose and the City Council have the authority to act upon Variance applications as set forth in this subchapter and as they deem appropriate. . . . A Variance shall not be granted in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Section 19A.18.070.L. of the Las Vegas Municipal Code states:

“L. Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission, hearings officer or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property ... or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition... the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

Section 19A.16.010 of the City of Las Vegas Zoning Code establishes that it is the intent of the non-conforming use and structures portion of the code to allow lawfully pre-existing uses and structures to continue until removed or abandoned, but not to encourage their survival through enlargement or expansion of their non-conformities. However, staff finds that the office use on this site has been in existence since 1963 and has been operated by a quasi-public entity, the Las Vegas Housing Authority. Furthermore, staff finds that this use is accessory in nature to the

V-0068-00 - Page Four

November 15, 2000 City Council Meeting

multiple-family uses on the site and therefore, is in conformance with the overall intent of the non-conforming provisions of the Zoning Code. In addition, the Redevelopment Division of the Office of Business Development is supportive of the proposed addition to the administrative offices of the Las Vegas Housing Authority. Based on these findings, staff supports this request and recommends approval.

NOTICES MAILED 229 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>		NO	NO
<i>B&S - Permits/Inspections</i>		NO	NO
<i>PW - DEVCO</i>		NO	NO
<i>City Centre Development Corp</i>		NO	NO
<i>Redevelopment Agency</i>		NO	NO
<i>Fire Services - Prevention</i>		NO	NO



V-0068-00 AND SD-0057-00 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Looking southeast from intersection of 10th Street and Linden Avenue

FAX COVER SHEET

November 14, 2000

TO: The Office of the City Clerk, City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada

FAX NUMBER: 702-382-4803 **FAX NO.** 066

FROM: Dwayne R. Eshenbaugh

PROJECT NAME: New Administration Building
The Housing Authority of the City of Las Vegas

PROJECT NUMBER: 99044.00

SUBJECT: City Council Meeting

COMMENTS:

Our client (The Housing Authority of the City of Las Vegas) has informed us of a potential change in their facility needs that substantially affect this project. Therefore, we are requesting that this agenda item scheduled to be heard by the City Council on November 15, 2000 be held until the December 6, 2000 meeting. The review was for a Special Use Permit and the case number is V-0068-00. Please confirm with me that this is acceptable prior to the rescheduled meeting.

Sincerely,



Dwayne R. Eshenbaugh, Assoc. AIA
Project Manager

cc: Amparo Gamazo-Housing Authority of the City of Las Vegas: 922-6080
Ned Cole, AIA-Ned Cole Architect: 735-1952
Rebecca: 385-7268

WE ARE TRANSMITTING 1 PAGE(S) INCLUDING THIS COVER SHEET. IF YOU HAVE NOT RECEIVED THIS TRANSMISSION COMPLETELY, PLEASE CONTACT US AT (702) 263-7111 OR FAX US AT (702) 263-8111.

THIS TRANSMISSION IS INTENDED ONLY FOR THE USE OF THE PERSON OR OFFICE TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR PROTECTED BY LAW. ALL OTHERS ARE HEREBY NOTIFIED THAT RECEIPT OF THIS MESSAGE DOES NOT WAIVE ANY APPLICABLE PRIVILEGE OR EXEMPTION FROM DISCLOSURE AND THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY AT THE TELEPHONE NUMBER SHOWN ABOVE. THANK YOU.

FOR YOUR INFORMATION: ☒
IMMEDIATE ATTENTION REQUIRED: ☒
REPLY REQUESTED: ☒

88



500 PILOT ROAD
SUITE A
LAS VEGAS, NEVADA
89119

TEL: (702) 263-7111
FAX: (702) 263-8111
E-MAIL: lga@lgainc.com

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 2000

Page 1

VERBATIM EXCERPT: ITEM NO. 88 – V-0068-00 – HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
COMMENTS BY JOE RYCHIC

JOE RYCHIC

Yes, thank you, Mayor. Mayor, members of the Council, Joe Rychic, 516 North Eleventh. If I hadn't gotten the mailing from the City, I wouldn't know it was on. And what they're doing, the Housing Board had meetings about different items. They never let us know, 1.9 million dollars, they didn't let us know. They keep surprising us, surprising us. It's just the same thing the abeyance. They could have let us know that it's being abeyed.

So, if I may, I am the First Vice President of Robert Gordon Council. This variance is on a property of our affordable housing, formerly known as an unaided. Robert Gordon is part of the affordable housing. I must first say that I am in favor of this building. But I don't like the way it's being done.

Are these things to show what's on here?

MAYOR GOODMAN

Yes.

JOE RYCHIC

Well, I got this one here.

MAYOR GOODMAN

There you're on.

JOE RYCHIC

Well, good. Now, the site in question is where the X is. Now they put the – sign for the abeyance way down here, 1,425 feet away from the site. A fellow that lives across the street from the site asked me one day what's going on, Joe, because there was something being, there was digging up.

Now, on this one here, we used to be known as the non-aided one and – in November '99, they made us affordable housing. They changed things around. That was all right with us. Let's see, does the staff allow people to put up a sign that far away from the site? Throughout the years I've seen variances, I've seen sites and one, I've never seen one put that far away. I've always seen them put right on the site itself.

My main – reason for being here today is because I don't want to see the affordable housing borrowing money to build a two-story building. This one here, please. Okay.

MAYOR GOODMAN

It's upside down. There you go.

JOE RYCHIC

Now as you can see, it's the budget for 19 – the year 2000. Now, as you can see, we are paying for the Cannon Center, the Robert Gordon Phase VIII which was built a few years back. And we're also paying for the HUD, that problem that

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 2000

Page 2

VERBATIM EXCERPT: ITEM NO. 88 – V-0068-00 – HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
COMMENTS BY JOE RYCHIC

we had that we had nothing to do with, you know, being paid off. For the total of \$511,920. Now, this is being paid for 10, 15 years. And now if they're going to put another building up, and it, for 2 million dollars and the cost of loaning one, I couldn't, winds up 4 million dollars that we have to pay.

MAYOR GOODMAN

You're going, Mr. Rychic, you're going beyond – the item as it's been agendized. So, --

JOE RYCHIC

Well, --

MAYOR GOODMAN

-- I have to just, have to cut you off.

JOE RYCHIC

Yeah.

MAYOR GOODMAN

(inaudible)

JOE RYCHIC

Well, what I'm trying to get at is that I always thought that Council always thinks about who's paying for those buildings, you know? And here, I don't want to get stuck for another 2 million dollars that winds up 4 million dollars. You know, that's, I just want you people to know; okay?

MAYOR GOODMAN

No, we -- We, all right. We appreciate that, but we can't deliberate on it. And the matter has been abeyed. But what I will do for you is I will incorporate your comments into the record so you don't have, if you want to come back, you're certainly welcome.

JOE RYCHIC

All right. Yes, yes. Yes. Oh, yeah. I want to see what they have to say, yeah, of course.

MAYOR GOODMAN

Okay. But that'll be December the 6th, but your comments will be incorporated into that record as well. Fine, no problem.

JOE RYCHIC

Yes, yes. And thank you very much. Incidentally, Mayor, I'm bare out. I feel lost without my hat.

MAYOR GOODMAN

I know. Well, I appreciate your respect. But I wasn't going to call you on it, all right?

(END OF DISCUSSION)

/vwd; da

City of Las Vegas

Agenda Item No.: 89

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO V-0068-00 - PUBLIC HEARING - SD-0057-00 - **HOUSING AUTHORITY OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 8,896 SQUARE FOOT ADMINISTRATION BUILDING on the southeast corner of Tenth Street and Linden Avenue (APN: 139-35-110-030), R-2 (Medium-Low Density Residential), Ward 5 (Weekly). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 88 [V-0068-00] and Item 89 [SD-0057-00] to 12/6/2000 and STRIKE Item 92 [U-0152-00]

-- UNANIMOUS

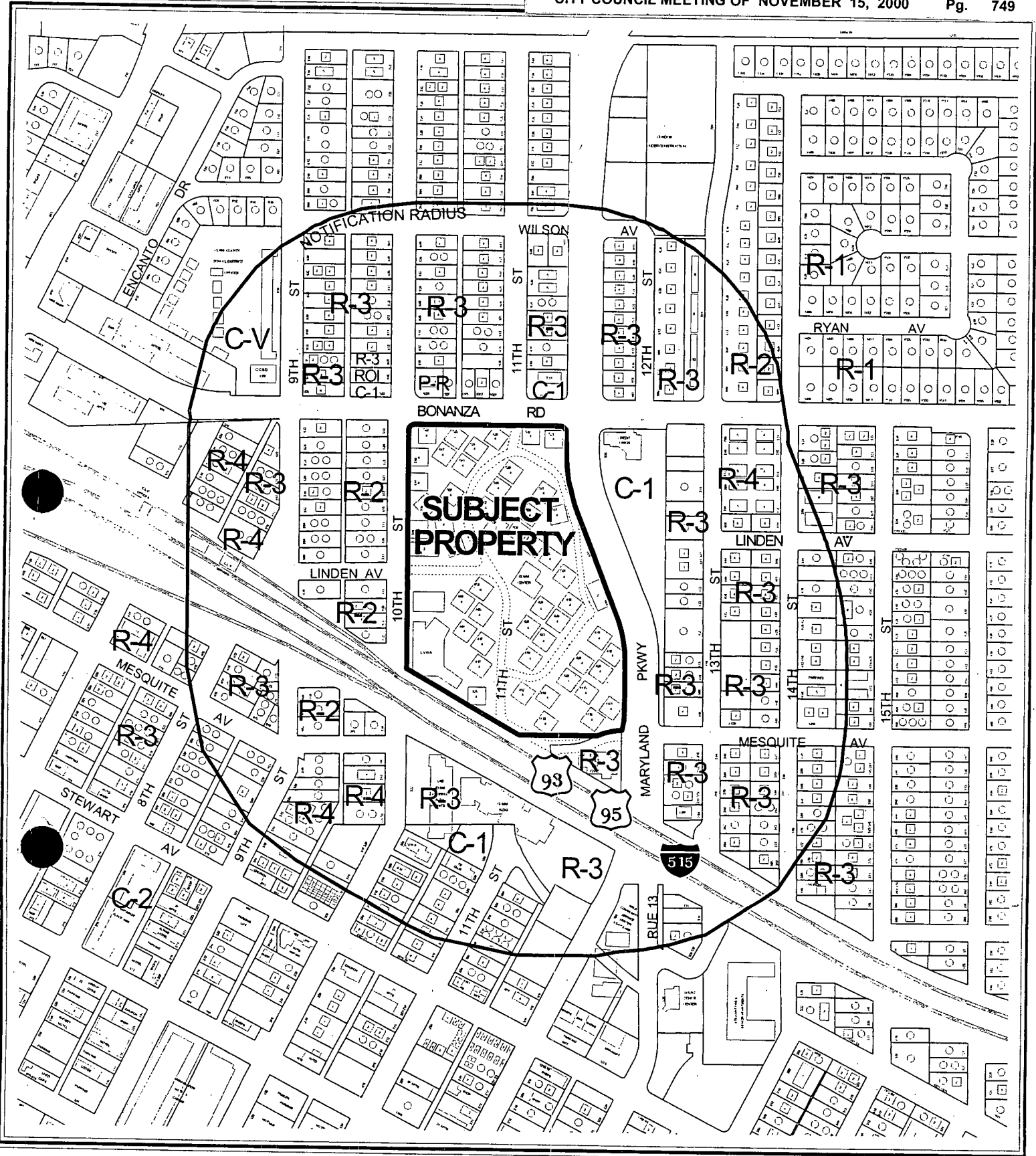
MINUTES:

NOTE: A Verbatim Excerpt of comments by JOE RYCHIC, 516 North Eleventh Street, pertaining to Item 88 [V-0068-00] and Item 89 [SD-0057-00] is made a part of the Final Minutes under Item 88 [V-0068-00].

There was no further discussion.

(1:28 - 1:43/2:06 – 2:10)

4-1/4-1321



CASE: SD-0057-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 300 600 Feet

89



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: SD-0057-00 - Housing Authority of the City of Las Vegas**

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The applicant shall work with staff to determine the feasibility of removing parking spaces along Tenth Street and replacing the spaces with landscaping that conforms to the Las Vegas Urban Design Guidelines and Standards.

[AT THE OCTOBER 12TH PLANNING COMMISSION MEETING, THE COMMISSION REVISED CONDITION 1 TO DIRECT THE APPLICANT AND STAFF TO DISCUSS PARKING AND LANDSCAPING ALONG 10TH STREET. ON OCTOBER 19TH, STAFF MET WITH THE APPLICANT, AND IT WAS AGREED TO PROVIDE FOUR (4) MORE LANDSCAPE ISLANDS AND ADDITIONAL LANDSCAPING ON THE CORNER OF 10TH STREET AND LINDEN AVENUE.]

Public Works

2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a unless otherwise allowed by the Traffic Engineer. No new parking spaces which would require a vehicle to back into or out of the public right-of-way, beyond those which currently exist, will be allowed.
4. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of

SD-0057-00 - Page Two
November 15, 2000 City Council Meeting

neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Standard Conditions

5. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

SD-0057-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 8,896 square foot administration building located on the southeast corner of Tenth Street and Linden Avenue.

The applicant's justification letter indicates that the building is needed to serve the clients of the Housing Authority of the City of Las Vegas. The existing facilities are no longer adequate in accommodating the need of the growing population of the Las Vegas Valley. Furthermore, the applicant states that this project will help add to the beautification of the neighborhood while creating a positive image for the Housing authority and the clients they serve.

BACKGROUND DATA

- 08/22/63 The Board of Zoning Adjustment approved a Special Use Permit (U-0059-63) for a proposed 13,394 square foot administration building.
- 03/28/74 The Board of Zoning Adjustment approved a Variance (V-0014-74) to allow the construction of buildings for senior citizen housing containing four units each where a maximum of two units per building are permitted and to allow 129 off-street parking spaces where 188 parking spaces are required.
- 01/05/76 The Board of Zoning Adjustment approved a Variance (V-0077-75) to allow the redevelopment of 214 housing units to allow; a 20 foot rear yard building setback where 25 feet is required; to allow multi-family dwellings with 4 units per building and one building with 6 units where a maximum of 2 units per building is allowed, to allow 130 off-street parking spaces where 321 spaces are required and to allow an addition to the central administration office of the housing authority to extend to the side property line where a 5 foot setback is required.
- 01/28/92 The Board of Zoning Adjustment approved a Site Development Plan Review [U-0059-63(1)] for a proposed 1,440 square foot modular trailer to be used as an office.
- 12/27/94 The Board of Zoning Adjustment approved a Review of Condition [U-0059-63(2)] to delete condition of approval number 1 requiring the removal of the modular trailer by January 28, 1995.

SD-0057-00 - Page Two
November 15, 2000 City Council Meeting

- 06/27/95 The Board of Zoning Adjustment approved a Variance (V-0087-95) to allow a proposed 3,600 square foot modular building to be used as office space where none is allowed.
- 01/23/96 The Board of Zoning Adjustment approved a Review of Condition [U-0059-63(3)] to delete conditions of approval number 1 requiring the removal of the modular trailer by December 27, 1995.
- 10/12/00 The Planning Commission approved a Variance (V-0068-00) to allow the expansion of a non-conforming use.

DETAILS OF APPLICATION REQUEST

Site Area	14.78	Acres
Existing Building Area	13,394	Square Feet
Proposed Total Building Area	8,996	Square Feet
Maximum Building Height	24	Feet
Parking Required	89	Spaces
Parking Provided	107	Spaces

The submitted site plan depicts the administrative offices on the southwest portion of the Las Vegas Housing Authority property. The site is bounded by Tenth Street on the west, Bonanza Road on the north, Maryland Parkway on the east and I-515 on the south. Access to the site is via one driveway off of Tenth Street. Parking is provided along Tenth Street, Linden Avenue and by a parking lot underneath the I-515 Freeway. The new administrative office building is being proposed adjacent to the southeast corner of Tenth Street and Linden Avenue.

Landscaping is provided in landscape planters that vary in width from 5 feet to 11 feet along the street frontages. A central courtyard is proposed between the new building and the older administration building with landscaping throughout.

The proposed elevations portray a one-story building that resembles a modern office building. The building features split-face block with contrasting fluted cmu block and cement plaster with decorative tile accents. The roof is flat with varying levels and step-backs.

SD-0057-00 - Page Three
November 15, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-R (Professional Office and Parking)	Office
	R-3 (Medium Density Residential)	Multi-Family Residential
	C-1 (limited Commercial)	Retail
East	C-1 (Limited Commercial)	Credit Union
South	R-3 (Medium Density Residential)	Multi-Family Residential
West	R-2 (Medium-Low Density Residential)	Single and Multiple Family Residential

ANALYSIS & FINDINGS

ZONING

The zoning of the site is R-2 (Medium-Low Density Residential) which does not allow office uses. However, with approval of companion item V-0068-00 staff finds the proposed offices will be an allowable use.

SITE PLAN

The submitted site plan proposes vehicular access from one driveway on Tenth Street. Parking is provided along Tenth Street, Linden Avenue and by a parking lot underneath the I-515 Freeway. The site plan portrays 107 parking spaces where 89 spaces are required. Staff finds that the parking depicted along Tenth Street and Linden Avenue does not comply with City standards. However, staff notes that currently on the site, parking exists in that configuration. However staff suggests, given that the site is over-parked by 18 parking spaces, possibly some of the parking spaces along the Tenth Street frontage could be removed and replaced with additional landscaping.

LANDSCAPE PLAN

The submitted landscape plan portrays landscaping that is not in conformance with the Urban Design Guidelines and Standards in that the planters adjacent to roadways are on average 8 feet in width. However, staff finds that it would be difficult to install any additional landscaping along the street frontages. In addition, staff finds the existing buildings on this site do not meet the Urban Design Guidelines and Standards for landscaping. However, the landscaping within the planter areas does meet the requirements of the Urban Design Guidelines and Standards.

ELEVATIONS

Staff has no objection to the depicted elevations.

SD-0057-00 - Page Four
November 15, 2000 City Council Meeting

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds the proposed administrative office will be compatible with the surrounding residential and existing office use on the site. Furthermore, this use will provide a service for the residents of the surrounding area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed administrative offices are consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies and standards.

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

Staff finds the proposed administrative office will not negatively impact the adjacent roadways by not providing any additional driveways. Furthermore, the use will not be a major traffic generator.

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

Staff finds the submitted building elevations and landscaping demonstrate visual consistency in excess of the surrounding commercial developments, in that the submitted materials depict appropriate façade design and adequate landscape buffering.

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."**

SD-0057-00 - Page Five

November 15, 2000 City Council Meeting

Staff finds the submitted building elevations and landscaping demonstrate visual consistency in excess of the surrounding commercial development, in that the submitted materials depict appropriate façade design and adequate landscape buffering.

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

Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

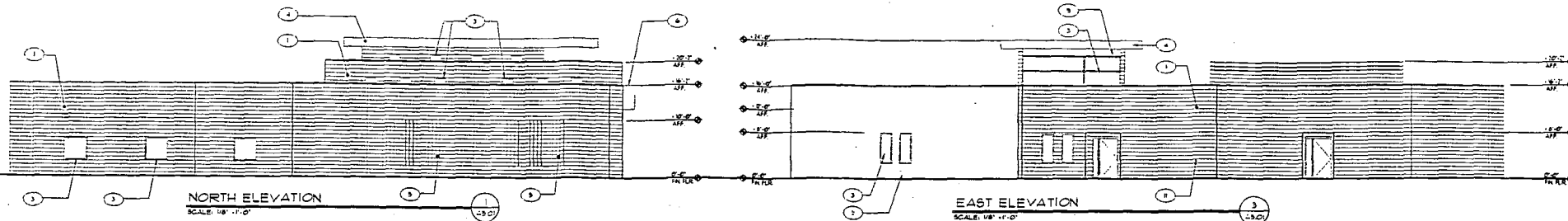
NOTICES MAILED 226 by Planning Department

APPROVALS 0

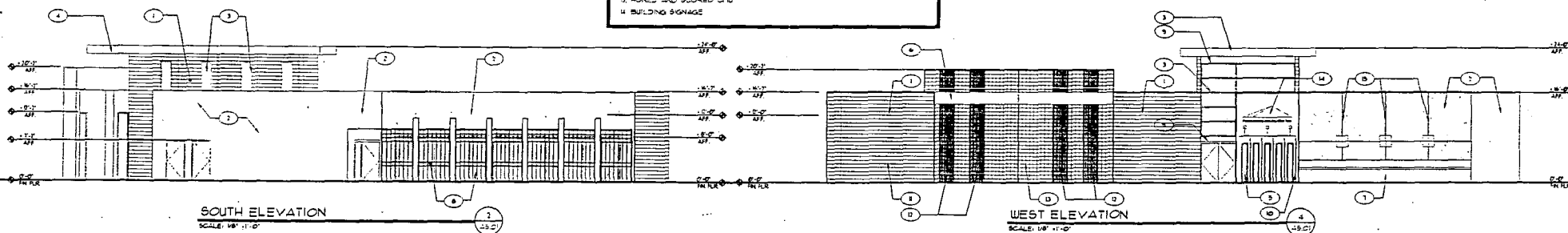
PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	YES	YES
<i>Fire Services - Prevention</i>	YES	NO	NO



KEYNOTES	
1	SPLIT FACED CMU
2	CEMENT PLASTER
3	INSULATED GLAZING
4	METAL FASCIA SYSTEM
5	GLASS BLOCK
6	STEEL TRELLIS
7	CONCRETE PLANTER
8	DROUGHT IRON FENCE AND GATES
9	ALUMINUM BREAK SHAPE METAL
10	STEEL SHAWDGE
11	SPECTRA GLASS CMU
12	PLATED CMU
13	HONEY AND SCORED CMU
14	BUILDING SIGNAGE



BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

STAFF

SD-0057-00
V-0068-00
10-12-00.PC

N

99044.00

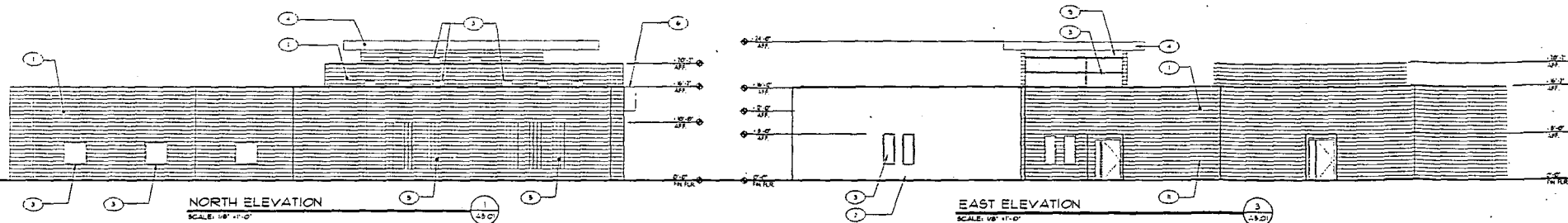
NEW ADMINISTRATION BUILDING

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

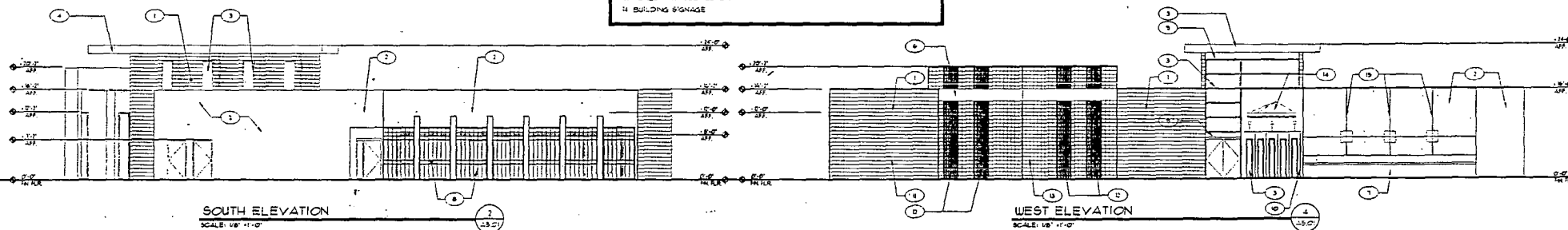
SITE DEVELOPMENT PLAN REVIEW AND VARIANCE SUBMITTAL

SEPTEMBER 12, 2000

LUCCHESI
GALATI
ARCHITECTS



KEYNOTES	
1	SPRIT FACED CMU
2	CEMENT PLASTER
3	INSULATED GLAZING
4	METAL FASCIA SYSTEM
5	GLASS BLOCK
6	STEEL TRELLIS
7	CONCRETE PLANTER
8	WROUGHT IRON FENCE AND GATES
9	ALUMINUM BREAK SHAPE METAL
10	STEEL SHINGLES
11	SPRIT FACED CMU
12	PLATED CMU
13	HONEY COMB SCORED CMU
14	BUILDING SIGNAGE



BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

STAFF

SD-0057-00
V-0068-00
10-12-00 PC

N

99044.00

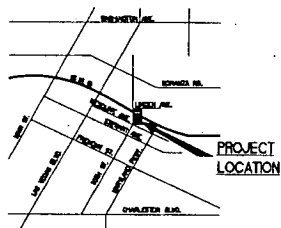
NEW ADMINISTRATION BUILDING
HOUSING AUTHORITY OF THE CITY OF LAS VEGAS
SITE DEVELOPMENT PLAN REVIEW AND VARIANCE SUBMITTAL
SEPTEMBER 12, 2000

LUCCHESI
GALATI
ARCHITECTS

KEYNOTES

1. LANDSCAPING - REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
2. COURTYARD - REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
3. PROPERTY LINE. CONTRACTOR TO VERIFY BUILDING LOCATION PER CIVIL.
4. EXISTING ASPHALT PAVING.
5. HANDICAP ACCESSIBLE PARKING SPACE.
6. VAN ACCESSIBLE HANDICAP PARKING SPACE.
7. 4" WIDE PAINTED STRIPE ON ASPHALT PAVING.
8. EXISTING COLUMNS FOR OVERHEAD INTERSTATE 515.
9. NEW ASPHALT PAVING.
10. PRE-MANUFACTURED 5'-0" L x 8" HIGH CONCRETE WHEEL STOPS. PROVIDE REBAR ATTACHED THROUGH PAVING INTO GROUND, TYPICAL.
11. WROUGHT IRON FENCE.
12. WROUGHT IRON GATE, MANUALLY OPERATED.
13. EXISTING FIRE HYDRANT.
14. ASSUMED PROPERTY LINE.
15. CONSTRUCTION LIMITS.
16. EXISTING TRANSFORMER.
17. EXISTING TELEPHONE BOX.
18. EXISTING ELECTRIC VAULT.
19. EXISTING ELECTRIC BOX/ METER.
20. EXISTING WATER METER, IRRIGATION VALVE AND BACK FLOW ASSEMBLY.
21. EXISTING WALL MOUNTED ELECTRIC CONDUIT.
22. EXISTING CHAIN LINK FENCE RELOCATED.
23. EXISTING IRRIGATION VALVE.
24. EXISTING CHAIN LINK FENCE AND GATE.

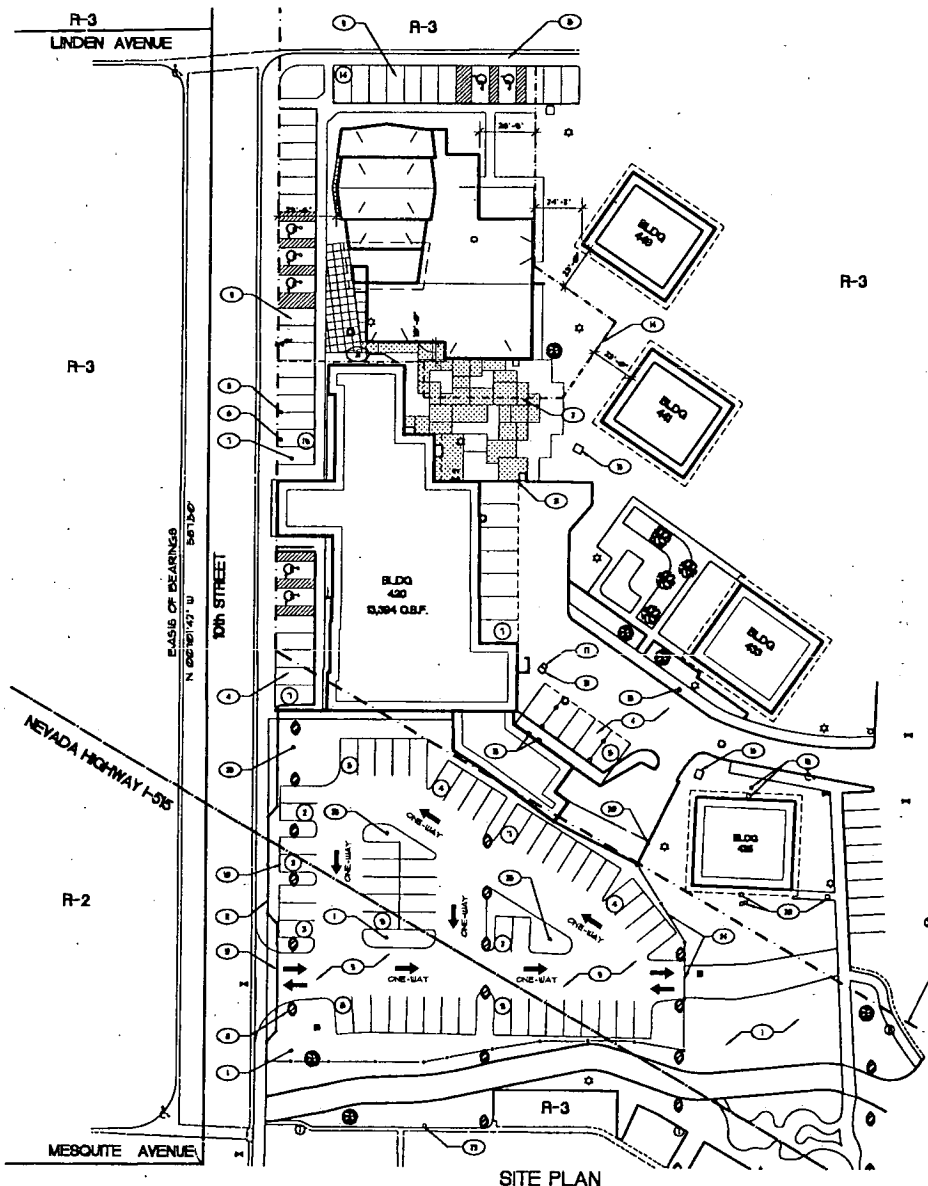
VICINITY MAP



443 N. 10TH ST.
LAS VEGAS, NV.



PROJECT NO: 99044.00



SITE PLAN

NEW ADMINISTRATION BUILDING

HOLDING AUTHORITY OF THE CITY OF LAS VEGAS

SITE DEVELOPMENT PLAN REVIEW AND VARIANCE SUBMITTAL

SEPTEMBER 12, 2000

SITE ANALYSIS

ASSESSOR'S PARCEL NUMBER:	139-35-110-030	
	139-35-189-013	
GROSS SITE AREA	SF	ACRES
NET SITE AREA	SF	ACRES
OCCUPANCY		
ASSEMBLY AREA	A DIV. 3	
OFFICE AREA	B	
OCCUPANT LOADS		
CHAMBERS (ASSEMBLY AREA)	115	OCCUPANTS
OFFICE AREA AND LOBBY	68	OCCUPANTS
TOTAL OCCUPANTS	183	OCCUPANTS
BUILDING AREA		
ASSEMBLY AREA	1,915	SF
OFFICE AREA	7,082	SF
TOTAL BUILDING AREA	8,997	SF
PARKING CALCULATION		
TOTAL PARKING REQUIRED:		
OFFICE - NEW @ 1 SPACE PER 300 SF		
7,082 SF / 300 SF =	24	SPACES
OFFICE - EXISTING @ 1 SPACE PER 300 SF		
13,364 SF / 300 SF =	45	SPACES
AUDITORIUM @ 1 SPACE PER 100 SF		
OF NON-FIXED SEATS		
1,915 SF / 100 SF =	20	SPACES
TOTAL	89	SPACES
HANDICAP REQUIRES 5 SPACES WHERE		
TOTAL PARKING = 101 TO 150 SPACES	5	SPACES
GENERAL PARKING PROVIDED	100	SPACES
HANDICAP PARKING PROVIDED	7	SPACES
TOTAL PARKING PROVIDED	107	SPACES

LEGEND

- INDICATES PROPOSED BUILDING
- INDICATES PROPOSED LANDSCAPING, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
- INDICATES NEW AND PROPOSED PAVEMENT

GENERAL NOTES

LANDSCAPE

LANDSCAPING UNDERNEATH INTERSTATE 515 SHALL BE SHADE TOLERANT GROUND COVER/ IVY OVER DECOMPOSED GRANITE BED.

TRASH ENCLOSURES

TRASH ENCLOSURES WILL BE A MINIMUM OF 30'-0" FROM RESIDENTIAL ZONES. THEY WILL BE CMU WITH STEEL FRAME GATES W/DECORATIVE STEEL SCREENS. (TYP.)

STAFF

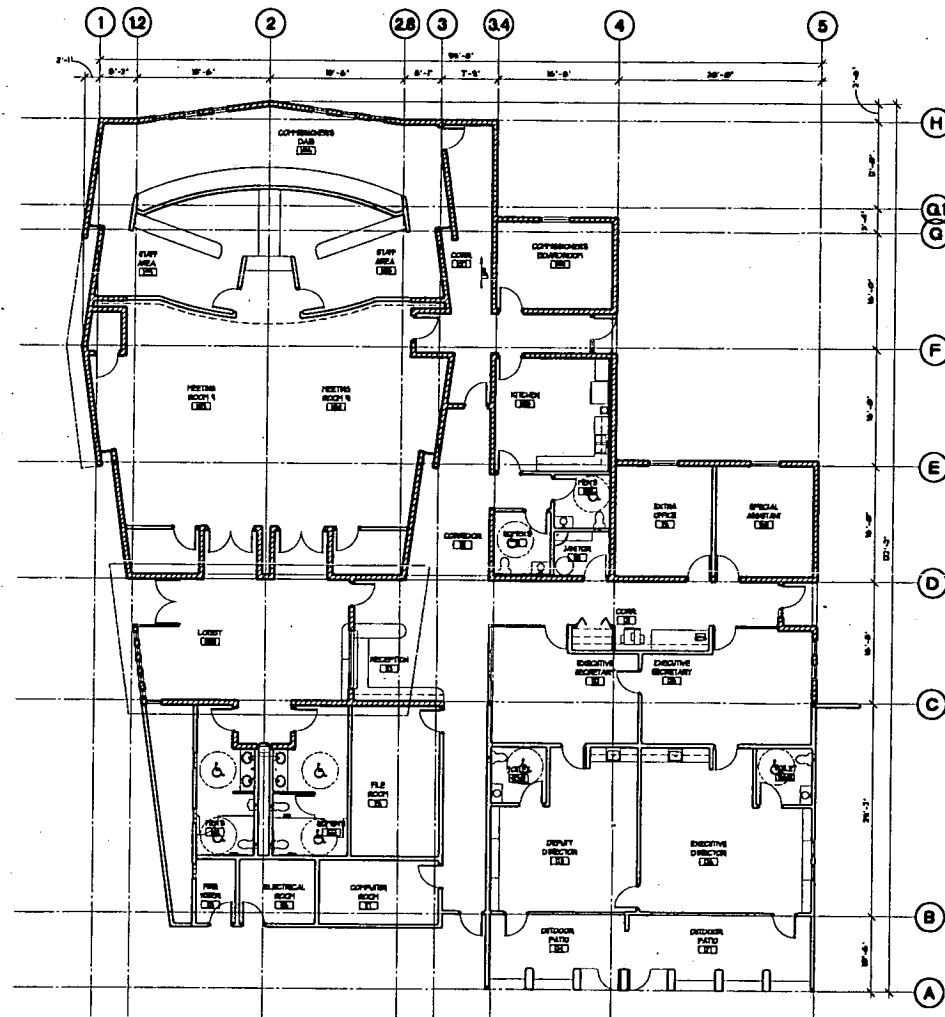
SD-0057-00

V-0068-00

10-12-00 PC

SCALE: 1" = 30'-0"

LUCCHESI
CALATI
ARCHITECTS



FLOOR PLAN

STAFF

SD-0057-00
V-0068-00
10-12-00 PC



PROJECT NO: 99044.00

NEW ADMINISTRATION BUILDING

HOLDING AUTHORITY OF THE CITY OF LAS VEGAS

SITE DEVELOPMENT PLAN REVIEW AND VARIANCE SUBMITTAL

SEPTEMBER 12, 2000

SCALE: 1/8" = 1'-0"

LUCCHES
GALATI
ARCHITECTS

City of Las Vegas

Agenda Item No.: 90

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ONE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - U-0091-99(1) - LUCKY CHAMP, INC. ON BEHALF OF VINAY BAWA - One Year Required Review on an approved Special Use Permit which allowed the off-premise sale of beer and wine in conjunction with a convenience store, at 1420 West Bonanza Road (APN: 139-28-703-008), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY - APPROVED subject to conditions and the following added condition:

- *A 9-month extension of time for the required review shall be added to the existing Special Use Permit.*

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VINAY BAWA and his son SHAWN BAWA were present. MR. BAWA stated that last year he was given a one-year review condition prohibiting the sale of single beer and screw cap wines. He asked for this condition to be removed. SHAWN BAWA stated that their convenience store is clean, has security, and assured that there would be no litter if they were allowed to sell the singles and screw cap wines.

**Agenda Item No.: 90**

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 90 -- U-0091-99(1)

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated the problem rests with the Special Use Permit being approved for the property and should the present owners sell, this would not provide assurance that the property would remain clean as it presently is. Additionally, he opposes the sale of single containers.

COUNCILMAN WEEKLY complimented the owners' due diligence in keeping the store clean, but affirmed that problems occurring in the area first need to be eliminated. He in turn suggested an extension of the review time to encompass a full year. At that time, the applicant may return to the City Council.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

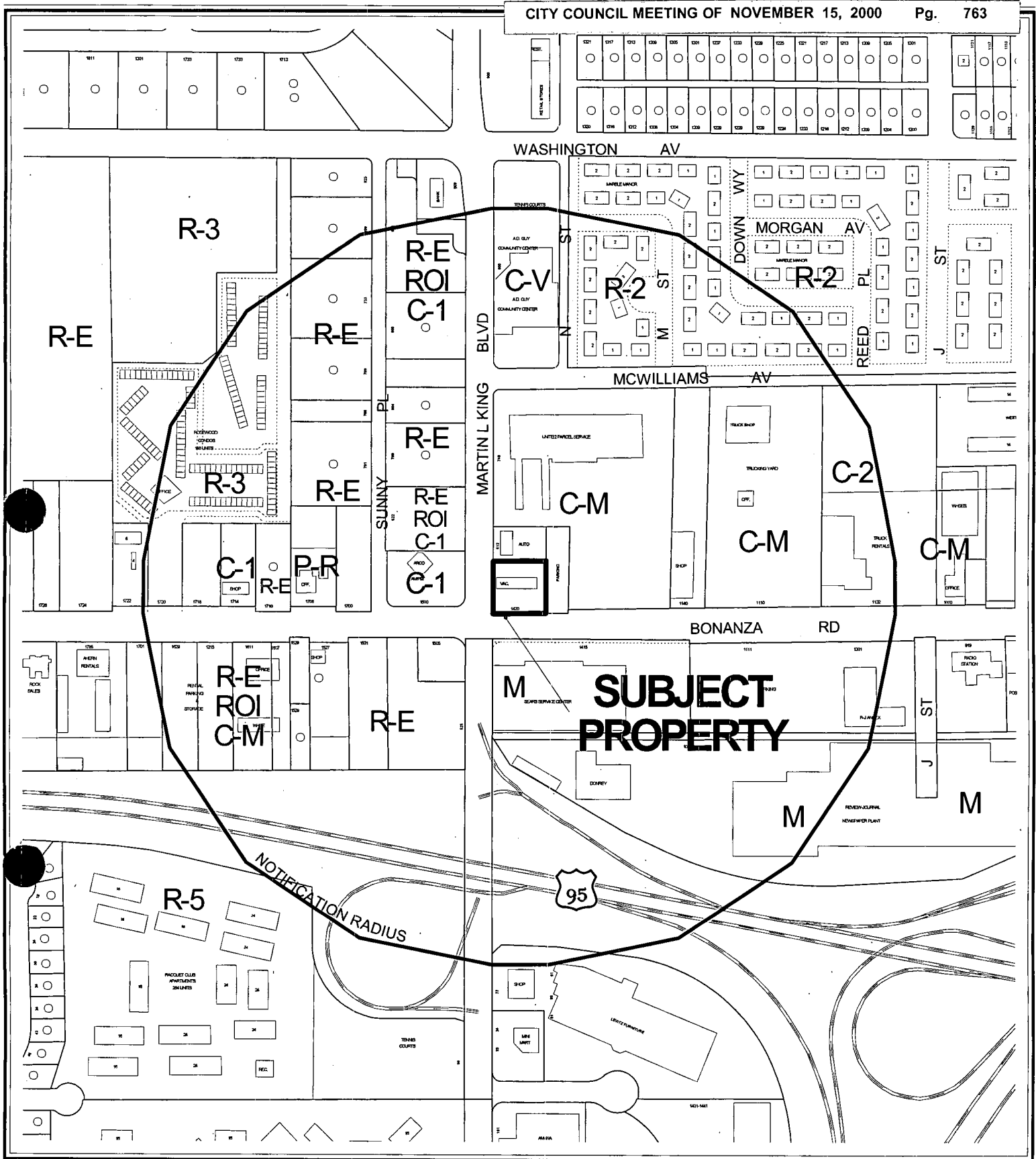
MAYOR GOODMAN congratulated DEPUTY CITY ATTORNEY STEVE GEORGE for his successful bid for office and was elected as Justice of the Peace for the City of Henderson. He will be greatly missed.

(2:10 - 2:16)

4-1472

CONDITIONS:

1. This action does not constitute approval of a City of Las Vegas Business License.
2. Compliance to all applicable Conditions of Approval for U-0091-99 and all subsequent site related actions.
3. All City Code requirements and design standards of all City Departments must be satisfied.



CASE: U-0091-99(1)

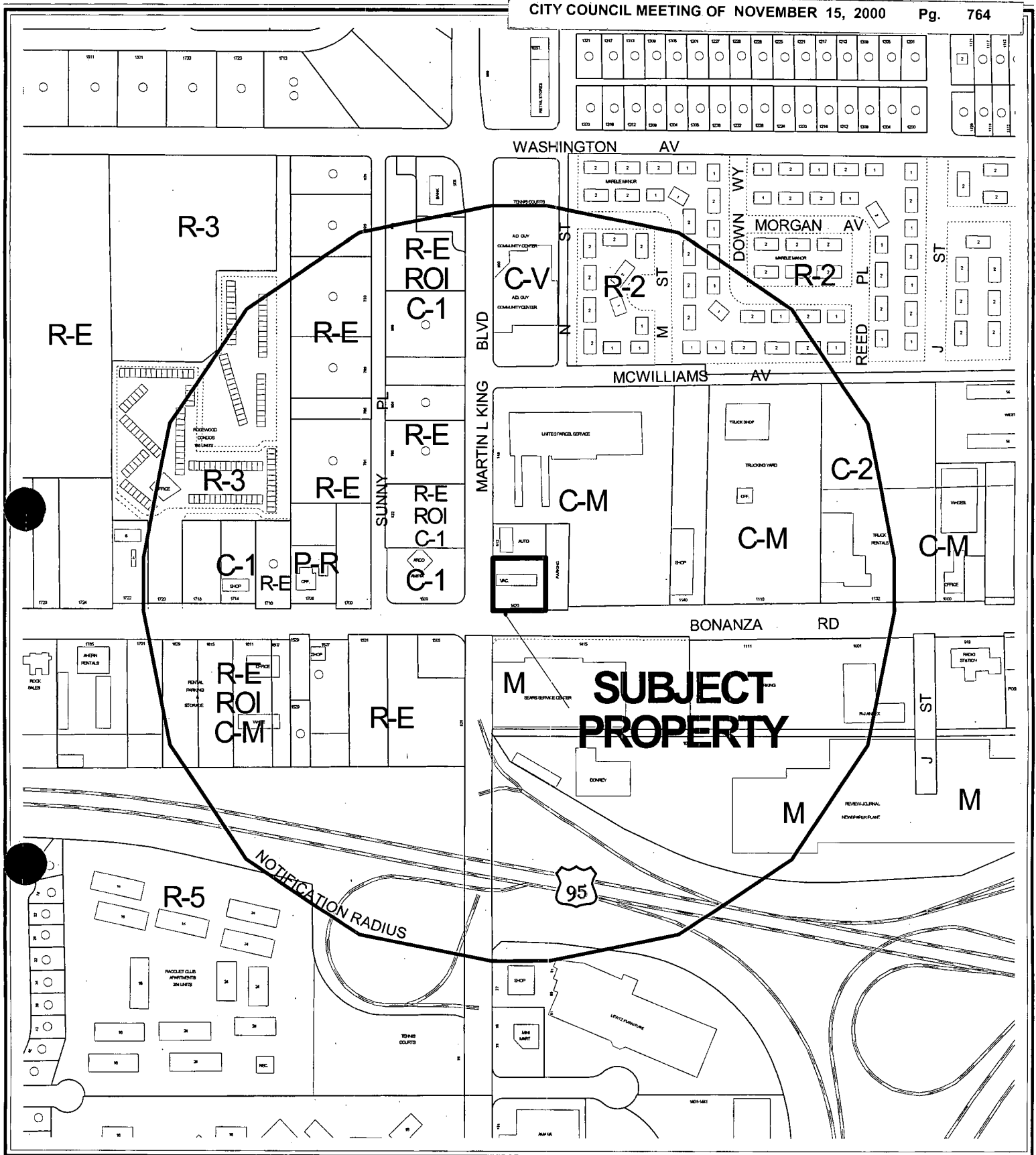
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL INDUSTRIAL)

0 300 600 Feet

90





CASE: U-0091-99(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL INDUSTRIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0091-99(1) - Lucky Champ, Inc. on behalf of Vinay Bawa**

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

1. This action does not constitute approval of a City of Las Vegas Business License.
2. Compliance to all applicable Conditions of Approval for U-0091-99 and all subsequent site related actions.
3. All City Code requirements and design standards of all City Departments must be satisfied.

U-0091-99(1) - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is for a One Year Required Review of an approved Special Use Permit for the sale of beer and wine for off-premise consumption in conjunction with an existing 1,960 square foot convenience store located at 1420 West Bonanza Road. The applicant indicates that the Special Use Permit is justified since the use will serve the needs of the surrounding community.

BACKGROUND DATA:

10/20/1999 The City Council approved a Special Use Permit (U-0091-99) for the sale of beer and wine for off-premise consumption of which condition of approval #1 required this review.

DETAILS OF APPLICATION REQUEST:

Site Area:	0.52	Acre
Parking Required:	8	Spaces (based on 1/250 square feet, including 1 handicap space)
Parking Provided:	8	Spaces (including 1 handicap space)
Existing Building Area:	1,960	Square Feet
Building Height:	12	Feet

The applicant is proposing to sell beer and wine for off-premise consumption in conjunction with the existing convenience store.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-M (Commercial/Industrial)	Auto Shop
South	M (Industrial)	Sears Service Center
East	C-M (Commercial/Industrial)	Parking
West	C-1 (Limited Commercial)	Gas Station and Convenience Store

U-0091-99(1) - Page Two
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS:

ZONING:

Staff finds that site is zoned C-M (Commercial/Industrial) and that the use is allowed with approval of a Special Use Permit.

USE:

Staff finds the sale of beer and wine at this location continues to be compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Approval of this Special Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. The proposed use is still in conformance with the City of Las Vegas Zoning Code's requirements for a liquor establishment (off-premise consumption). Concerning required separation distances between uses, the site is not located within 400 feet of any church, synagogue, school, childcare facility licensed for more than twelve children or City Park.

The City of Las Vegas Department of Neighborhood Services indicated one citation for excessive signage issued to Lucky Champ located at 1420 West Bonanza Road. However, the citation has been rectified and no other citations are pending on this property. Furthermore, crime reports for the past year from the Metropolitan Police Department indicate that there have been no reports of incident. In addition, this year there have been only four calls to Metro Police for service. Two of these incidents were prank phone calls to 9-1-1, and the other two incidents were unrelated to the sale of alcohol at the site.

FINDINGS:

The following findings required for approval of a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit review. Thus, the Planning Commission or City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

Staff finds that the use can continue to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Furthermore, the Neighborhood Services Department and Metro Police records indicate that the use has not been problematic over the past year.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

U-0091-99(1) - Page Three
November 15, 2000 City Council Meeting

Staff finds there are no physical constraints to the location of the use on the subject site, since the use is secondary in nature to the gasoline sales and convenience store.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Staff finds the use is located in an area served by existing fully developed streets. Bonanza Road and Martin L. King Boulevard, both 100-foot wide primary arterial roadways, provide access to the site.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Staff finds the sale of beer and wine for off-premise consumption is subject to regular inspections and therefore does not compromise the public health, safety or welfare.

NOTICES MAILED 39 by Planning Department

APPROVALS 0

PROTESTS 0



U-91-99(1)
One Year Required Review
1420 Bonanza Road

City of Las Vegas

Agenda Item No.: 91

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - U-0149-00 -
DOROTHY MAE PETTY - Request for a Special Use Permit and Site Development Plan
 Review FOR A PROPOSED 2,750 SQUARE FOOT CHURCH on 0.64 acres located at 940,
 942, 976, and 988 Miller Avenue (APN: 139-21-510-052, 053, 054, and 055), R-2 (Medium-
 Low Density Residential) Zone, Ward 5 (Weekly). The Planning Commission (4-0 vote) and
 staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: A petition from MR. MAY with 179 signatures in support and related map
5. Submitted at meeting: Comments from MR. McGOWAN

MOTION:

WEEKLY - APPROVED subject to conditions and the following added condition:

- *A variance application to title 19A.08.040, Residential District Development Standards minimum front yard setback requirements shall be approved by the City Council prior to the issuance of any permits, any site grading and all development activities for the site.*

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.



Agenda Item No.: 91

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
 Planning & Development
 Item 91 – U-0149-00

MINUTES – Continued:

TEDDY MAY, 1151 Shady Run Terrace, appeared representing the applicant. He stated that pursuant to concerns from the residents regarding parking issues, the proposed church will have ten additional parking spaces, more than adequate to accommodate their congregation. He also submitted a petition in support, which was made a part of the record.

COUNCILMAN WEEKLY clarified that there has been no opposition by residents to the Church, as long as it conforms to the neighborhood. However, the problem is with the number of vehicles that may ultimately impede access to their properties.

ELDER ANTHONY JACKSON, 5444 Cape Jasmine Court, reiterated that the parking issue has been addressed and now have more parking spaces than can be used.

TOM MCGOWAN, citizen of Las Vegas, commented that since the Church is in conformance with applicable distance requirements, it serves the needs of the neighborhood and is readily accessible by pedestrians, which reduces concerns regarding vehicular traffic.

AL GALLEG0, citizen of Las Vegas, spoke of his concerns for the residents who presently reside in the apartments and COUNCILMAN WEEKLY assured him that the matter was being handled, with the residents to receive ample notice prior to vacating the premises.

CHERI EDELMAN, Public Works, affirmed that the site plan shown differed from the revised site plan submitted by TEDDY MAY and received on September 19, 2000. Staff would like it incorporated in accordance with the revised site plan, which sets the foyer back a little. The applicant will still need to obtain the variance even with the revised site plan.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:16 - 2:23)

4-1690

CONDITIONS:

Planning and Development

1. A Site Development Plan Review depicting the correct front property line and setbacks shall be submitted for administrative approval by Planning and Development Department prior to the issuance of any permits for this development.

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
 Planning & Development
 Item 91 – U-0149-00

CONDITIONS – Continued:

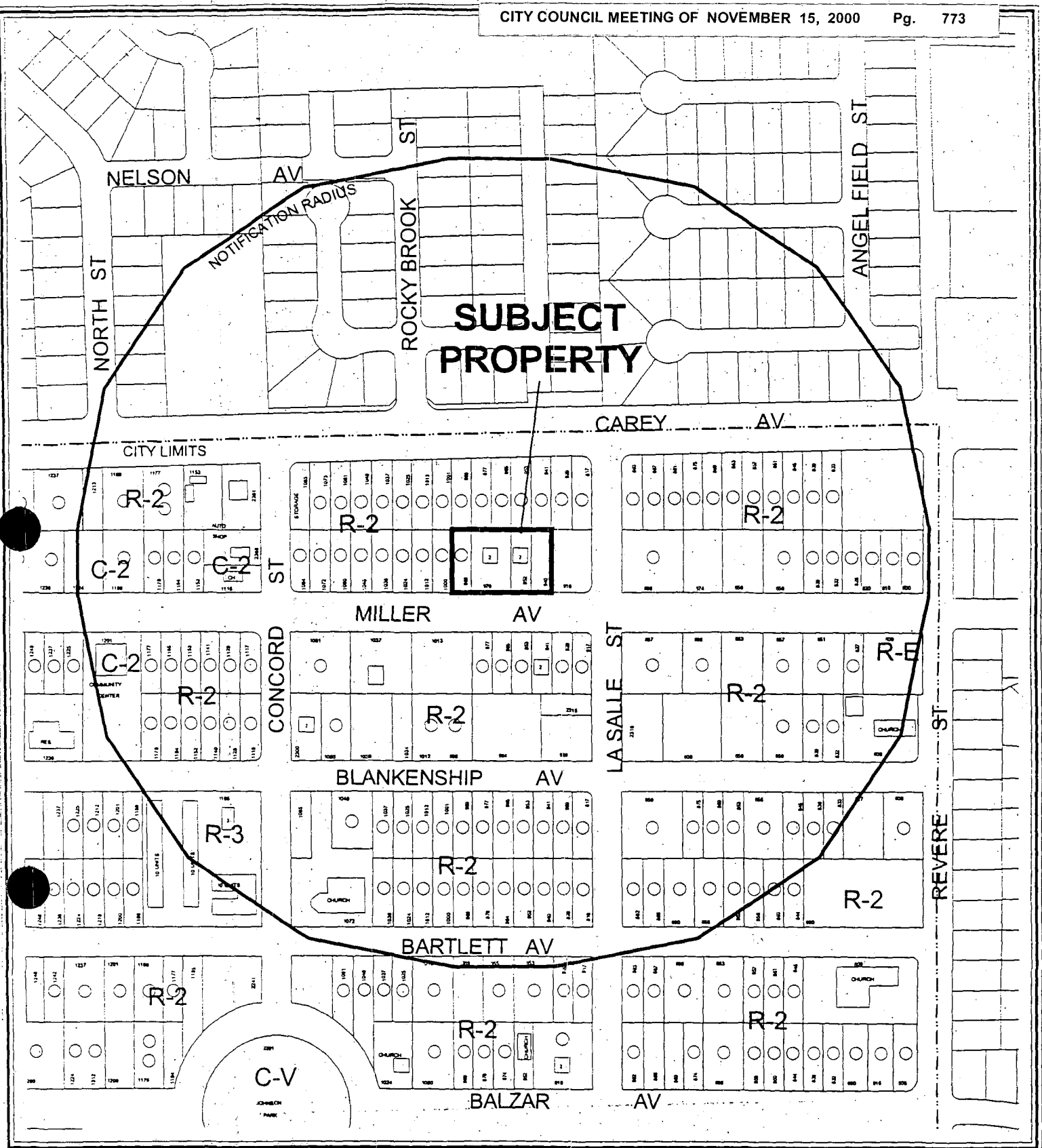
2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All city Code requirements and all City departments' design standards shall be met.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts on Miller Street adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
6. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. 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.

7. Landscape and maintain all unimproved right-of-way on Miller Street adjacent to this site as required by the Department of Public Works.
8. Obtain an Occupancy Permit for all landscaping and private improvements in the Miller Street public right-of-way adjacent to this site as required by the Department of Public Works.



CASE: U-0149-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (TWO-FAMILY RESIDENCE)

0 200 400 Feet

91



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - U-0149-00 - Dorothy Mae Petty**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2000 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WEEKLY.

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review depicting the correct front property line and setbacks shall be submitted for administrative approval by Planning and Development Department prior to the issuance of any permits for this development
2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All city Code requirements and all City departments' design standards shall be met.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts on Miller Street adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
6. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.

U-0149-00 - Page Two
November 15, 2000 City Council Meeting

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. 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.

7. Landscape and maintain all unimproved right-of-way on Miller Street adjacent to this site as required by the Department of Public Works.
8. Obtain an Occupancy Permit for all landscaping and private improvements in the Miller Street public right-of-way adjacent to this site as required by the Department of Public Works.

U-0149-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit and Site Development Plan review for a proposed 2,750 square foot church at 940, 942, 976 and 988 Miller Avenue.

BACKGROUND DATA

10/12/00 The Planning Commission voted to recommend approval of the request for a Special Use Permit and Site Development Plan Review for the proposed 2,750 square foot church on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-2 (Medium-Low Density Residential)	Single-Family Residential
South:	R-2 (Medium-Low Density Residential)	Single-Family Residential and Undeveloped
East:	R-2 (Medium-Low Density Residential)	Undeveloped
West:	R-2 (Medium-Low Density Residential)	Single-Family Residential

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed church is allowed in the R-2 (Medium-Low Density Residential) zoning district with the approval of a Special Use Permit.

USE

Staff finds the proposed church to be a support use for the surrounding residential uses in the area.

SITE PLAN

Staff finds the site plan as submitted does not acknowledge the existing unimproved Nevada Department of Transportation public right-of-way adjacent to this site on Miller Avenue. Approximately 10 feet behind the existing back of sidewalk is the actual front property line. Further, the site plan shows a lot depth of 140 feet, whereas the Clark County Assessor's records indicate a lot depth of 125 feet, which results in a 15-foot discrepancy (10 feet of which is the

U-0149-00 - Page Two
November 15, 2000 City Council Meeting

above-mentioned Nevada Department of Transportation right-of-way). That draws into question how exactly the existing and proposed structures relate to the existing right-of-way. Any new structures or additions to the existing structures must meet the setback requirements of Title 19A, which in this case is a minimum 20-foot front yard setback. Staff recommends a condition requiring that the applicant be required to resolve this issue and submit a Site Development Plan Review for administrative approval prior to the issuance of any permits for this site.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds the proposed church will provide a service for the residents in the area and will not adversely affect the surrounding uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

Staff finds the subject site is physically suitable for the proposed church.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Staff finds the proposed church will be located on property that currently has access to Miller Avenue.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

Staff finds because the church will be subject to inspection by the City for Certificate of Occupancy; the proposed church will not compromise the public health, safety and welfare.

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

U-0149-00 - Page Three

November 15, 2000 City Council Meeting

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

Staff finds the proposed church will be appropriate with other development in the area and can be conducted in a manner that is compatible with surrounding land uses with the conditions.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed church will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the condition requiring the approval of an Administrative Site Development Plan Review.

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

Staff finds the subject site will have access to Miller Avenue, a 60-foot wide collector street.

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

Staff finds the proposed building and landscape materials are consistent and compatible with surrounding development in the area.

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."**

Staff finds the proposed church will utilize exterior materials and colors similar to existing development in the area, and will create an aesthetically pleasing environment.

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

Staff finds because the church will be subject to inspection by the City for Certificate of Occupancy, the proposed church will not compromise the public health, safety and welfare.

U-0149-00 - Page Four
November 15, 2000 City Council Meeting

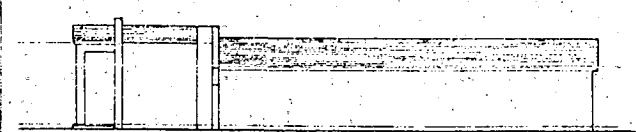
NOTICES MAILED 187 by City Clerk

APPROVALS 0

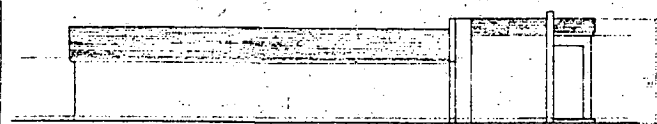
PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO



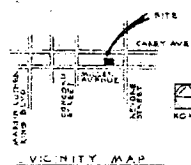
WEST



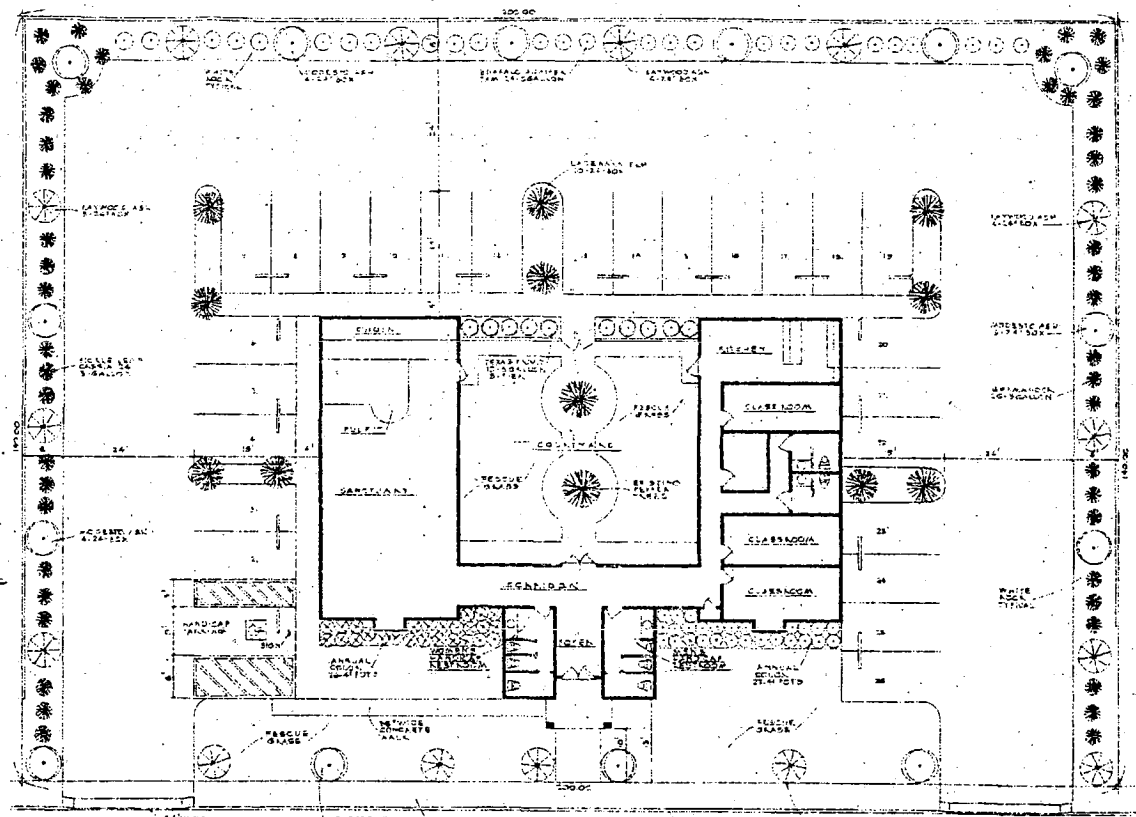
EAST



NORTH

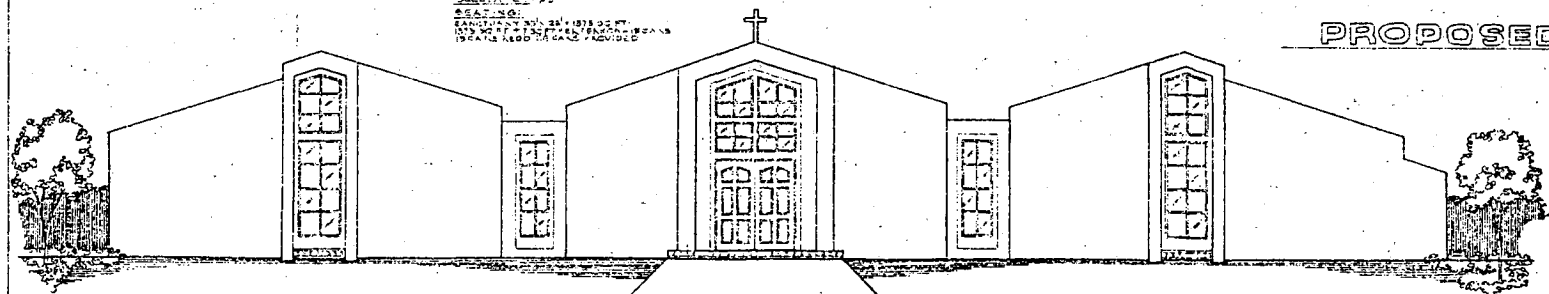


PARCEL NO. 89-31-810-082-083-084-085
 ZONE 4.2
 DIST. ASSESS. 26003 SQ FT
 OCCUPANCY: AS
 SEATING: 100
 EXISTING 100' x 187' 00" FT.
 100' x 187' 00" FT. TOTAL, 18,000 SQ. FT.
 18,000 SQ. FT. TOTAL, 18,000 SQ. FT.



940 - 945 MILLER AVENUE

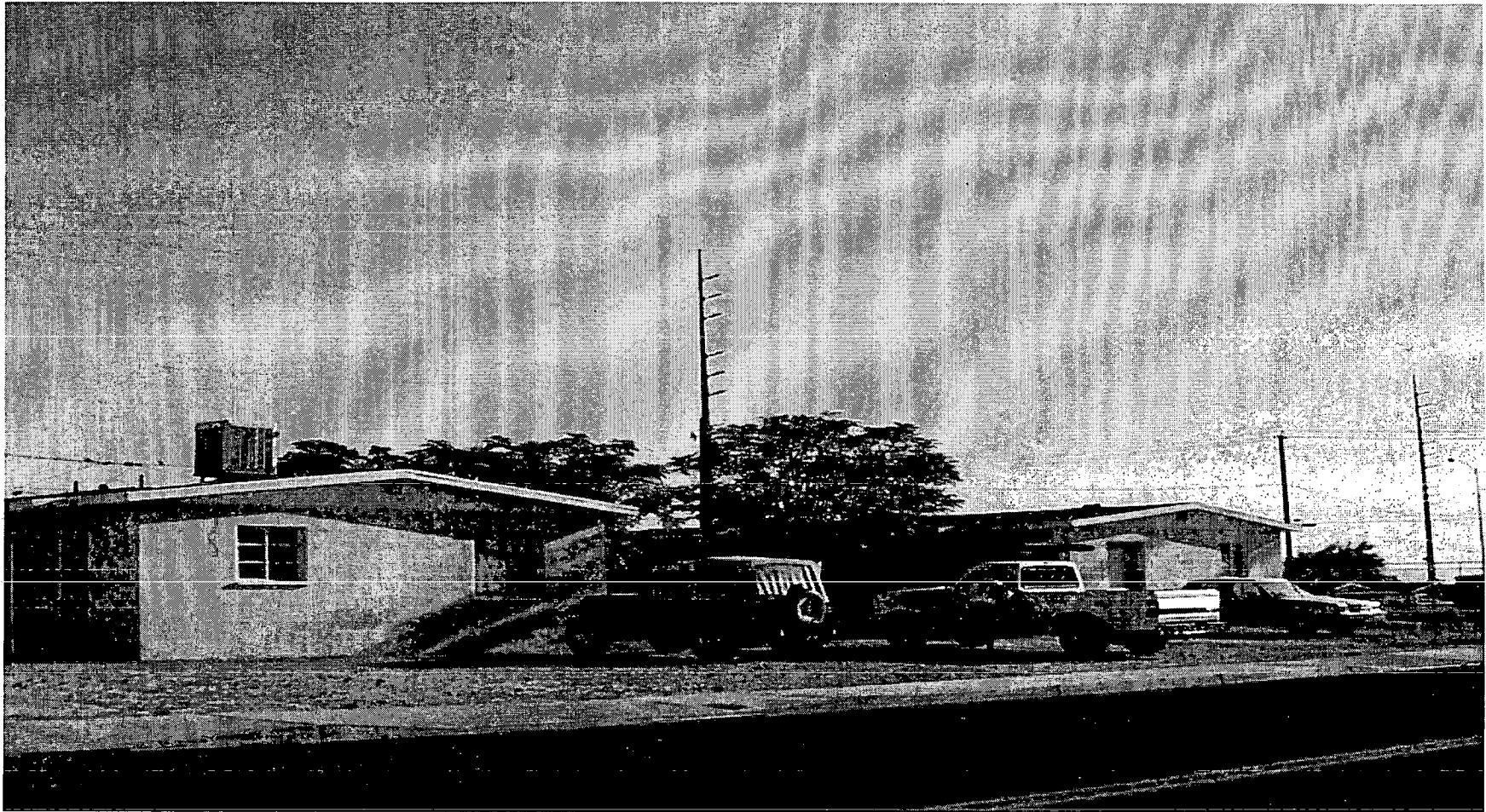
PROPOSED



SOUTH

STAFF
 11-0149-00
 10-12-00 PC

JNC GENERAL CONTRACTOR
 LICENSE NO. 0057589
 564-6671
 697-1162



U-0149-00 - DOROTHY MAE PETTY
940, 942, 976, AND 988 MILLER AVENUE

Present Truth Of These Last Days Ministries

Hello neighbor, we at Present Truth Of These Last Days Ministries would like you to know that we are moving to your neighborhood. We are purchasing the two duplex apartment buildings located at 940,952,976 and 988 Miller Ave. We will remodel and beautify this property and it will become a beautiful new church in your community. Our future plan also is to bring affordable childcare to this community someday. But we need to know that we have your support. By signing this welcome to the neighborhood petition it tells us that you welcome this ministry to your neighborhood and all the positive things it will bring. We thank you for your support.

NAME

ADDRESS

1	C. Hester Bloughton	968 MILLER
2	Hope Henderson	800 Miller
3	Frank Hall	820 Miller
4	James D. Lee	826 Miller
5	Carl Meyer	826 Miller
6	Belle B. Brax	826 Miller
7	R. M. M. M. M.	832 Miller Ave.
8	T. M. M. M.	1073 Carey Ave
9	R. M. M. M.	1049 West Carey
10	George T. M. M.	1001 W. CAREY AVE
11	R. M. M. M.	1001 W. CAREY AVE.
12	Juanita & Germaine Cotton	989 W. Carey Ave
13	R. M. M. M.	977 W. CAREY AVE.
14	Marlene Jackson	941 W. CAREY AVE.
15	R. M. M. M.	959 W. Carey
16	Aaron Kern	971 W. Carey
17	Kenndrea G. G. G.	875 W Carey
18	Yolanda Burgess	845 W. Carey Ave

Submitted at City Council

11/15/2000
Date

Item

#91

Brnt Lett
Rever
Conquer-Lovington

Present Truth Of These Last Days Ministries

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NAME

ADDRESS

1 G Leonardo Rodriguez

1000 Miller Ave - 2000

2 MAPV JIMMYSON

1024 Miller Ave

3 Morle Martin

1048 Miller Ave

4 Serena Valenzuela

1060 Miller Ave

5 M H SOHNSON

1152 Miller Ave

6 Brenda Holmes

1249 Miller Ave.

7 Makey Meads

1401 Miller St.

8 Darryl Dimpford

1237 Miller St

9 Johnny Isaac

1225 MILLER AVE

10 Fies Pritchett

1172 Miller Ave

11 Datto Clements

1117 Milton Ave

12 Edlie Williams

1084 Miller Ave

13 G. Bm

977 Miller Ave.

14 L. C.

941 W. Miller Ave.

15 Hugo Vasquez

818 ST 20 CT NW

16 Hector Asellano

Submitted at City Council

815 Astro Ct NW Las NV

17 Kevin Washington

11/15/2000
Date

Item #991

819 Astro Ct

18 Willie Buchanan

823 ASTRO CT

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NAME

ADDRESS

- 1 Allison Caud
- 2 B. Thompson
- 3 Stephanie Thomas
- 4 Robert Carson *
- 5 Terri Carson
- 6 Kon Wesley
- 7 Arrigo Adams
- 8 Glenn Dunn
- 9 Robert Adams
- 10 Clarence Smith
- 11 Nikki Liley
- 12 Don Andre Jackson
- 13 Telita Bies
- 14 Robert Williams
- 15 ARTHUR MILLER
- 16 CLARENCE E FOREMAN
- 17 MAGGIE SWARTZ *
- 18 LARRY M. MURPHY

- 813 Blankenship
- 869 Blankenship
- 855 Blankenship
- 845 BLANKENSHIP
- 863 BLANKENSHIP
- 879 Blankenship
- 838 Blankenship
- 9037 LAWRENCE
- 977 Blankenship
- 989 Blankenship
- 1001 Blankenship
- 1013 Blankenship
- 1025 Blankenship
- 1049 LAWRENCE
- 1128 BLANKENSHIP
- 1140 BLANKENSHIP AVE
- 1104 Blankenship
- 1250 Blankenship

Submitted at City Council

11/15/2000 #91
Date Item

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NAME

ADDRESS

- 1 ANTONIO DUROZ
- 2 Marie Taylor
- 3 J. Wilson
- 4 Dawn Robinson
- 5 Milbom Sampson
- 6 Jason J. Daniel
- 7 Keith Ashford
- 8 Noble Hudson
- 9 William Robinson
- 10 John W. Taylor
- 11 Pauls Bank
- 12 Shannon Webb
- 13 GREGORY TOLIVER
- 14 JANICE WILLIAMS
- 15 [Signature]
- 16 Curtis Byers
- 17 George White
- 18 Renee Brooke

2312 REVERE ST.

733 Miller

2308 REVERE ST

2304 Revere St

2232 Revere St.

2228 Revere ST.

2290 Revere St

2216 REVERE ST
LAS VEGAS NV 89030

425 DUKE AV. NV, NV

844 W. Barkley Ave

P.O. Box 274459 L.V. NV

2036 Revere St.

2236 REVERE ST.

809 Blankenship

815 Padre Field Ct

819 Padre Field Ct

823 Padre Field Ct

827 Padre Field Ct

Submitted at City Council

11/15/2000 #91
Date Item

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NAME

ADDRESS

1	Eric Coleman	2405 NORTH
2	Memoranda	2417 NORTH
3	Alma Allen	2475 NORTH ST
4	Sergio M. Renteria	2421 NORTH
5	Donald Brown	2429 NORTH
6	Rosie Williams	1116 W Nelson Ave NW
7	Agustin Gomez	1101 W NELSON
8	Mama J. Pano	1117 W Nelson
9	Sandra Kay Johnson	2430 NORTH ST
10	M. Davis	2416 North St
11	Robert D. Marcus	1200 Helen Ave
12	Robert D. Marcus	1200 Helen Ave
13	Edward Thomas	1204 Helen Ave
14	J. King	1208 Helen Ave
15	Tracey Lewis	1216 Helen Ave 89030
16	Donald P.	1308 HELEN AVE
17	Beverly P.	1308 HELEN AVE
18	Johnny Johnson	1312 Helen St. N.

Submitted at City Council
11/15/2000 #91
Date Item

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NAME

ADDRESS

1. Summer Hall	988 Balzar St
2. Queen Burrell	916 1/2 BALZAR ST
3. Jodie Thompson	916 1/2 BALZAR ST
4. Edith Lee Stewart	874 Balzar ave
5. Brenda Davis	612 House Ave.
6. Eddy Thomas	866 Balzar st
7. Lillie B. Tisler	850 Balzar st
8. Capota	844 Balzar ave
9. Sam Lally	832 Balzar
10. Tamara Smith	826 Balzar
11. Hoise M Williams	416 Balzar
12. Don Fleming	815 BALZAR
13. Rudy Harpe	863 BALZAR
14. James Lindson	881 BALZAR
15. [Signature] Cook	881 BALZAR
16. [Signature] Smith	2283 CONCORD
17. Lema Walker	893 Balzar ave
18. Lorena Johnson	917 Balzar

Submitted at City Council
11/15/2000 #91
Date Item

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NAME

ADDRESS

1 GARNER Jones	856 BARILERS
2 Birdie Belin	831 Padre Field
3 Diane Belin	831 Padre Field
4 Emory O Jackson	835 Padre Field
5 DAN SLABLE	839 PADRE Field ct.
6 Ashley Briny	843 Padre Field ct
7 CAROLYN wiley	842 padre field ^{ct}
8 Glenda Umanzo	834 padre Field ct
9 Marys Ward	823 Red Sox Ave
10 Unidentified 71 F. Ellister	819 Red Sox Ave
11 Kenneth L. Stearns	827 Red Sox
12 John Jones (ELDER)	831 Red Sox Ave
13 VICTORIA Mitchell	2519 Rams St. NV ⁸⁹⁰³⁹ NV
14 Eugene Mitchell	2519 Rams St. NV ⁸⁹⁰³⁰ NV
15 Leola May	1329 Gold Av. L.V.
16 Princess Frazier	834 Red Sox Ave
17 Francisco Morales	822 Red Sox Ave
18	

Submitted at City Council
11/15/2000 #91
Date Item

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NAME

ADDRESS

1	Lan Ladland	833 West Carey Ave
2	Takita Rauris	2510 Angel Field St
3	Harold Hoppe	2442 Angel Field
4	Leo Morris	2426 Angel Field
5	Latasha Thomas	2418 Angel Field
6	Rebecca Gil	813 Camden Yard Ct
7	Charles J. L.	830 Camden Yard Ct
8	Sasha Lewis	832 Camden Yard Ct
9	Nara L. Kinsey	916 W. Bartlett Ave
10	Dorine Clark	928 W. Bartlett Ave
11	Rositane Wilbur	863 HART
12	Lyn Ann Taylor	940 W. Bartlett Ave
13	Robbie F. Kancker	863 HART
14	Red Clark	952 W. Bartlett
15	Ann D. Dorchner	988 BARTLETT
16	Rhonda Gamba	1061 BARTLETT
17		
18		

Submitted at City Council

Date 11/15/2000

Item #91

Present Truth Of These Last Days Ministries

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NAME

ADDRESS

1 Fernando Santamaria 1404 Helen Ave N Las Vegas
NV 89030

2 Herman West

3 George McCordy Jr

4 Clae Sanford

5 Mario V. Lightford

6 Gregory Lightford

7 Alyssa Mobrey

8 Roosevelt Kennedy

9 Calvin Lightford

10

11

12

13

14

15

16

17

18

1408 Helen

1415 Helen Ave

1401 Helen Ave

1369 Helen Ave

1309 Helen Ave

1375 Helen Ave

1301 Helen

1221 Helen Ave

Submitted at City Council

11/15/2000 #51

Date

Item

Present Truth Of These Last Days Ministries

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NAME

ADDRESS

1 Mary Brown
 2 Otis Brown
 3 Penny Sally
 4 Martene Wino
 5 Wyron South
 6 Wilma Owens
 7 Delores Hicks
 8 Mrs. T. L. H.
 9 Timothy England
 10 Mary England
 11 Kathy Thomas
 12
 13
 14
 15
 16
 17
 18

965 Balzar
 965 Balzar
 976 BALZAR
 989 Balzar
 1165 BALZAR
 1189 Balzar
 1261 Balzar Ave
 2548 St George APT 4
 1224 Balzar
 1224 Balzar
 1212 Balzar

Submitted at City Council
 11/15/2000 #91
 Date Item

Present Truth Of These Last Days Ministries

Hello neighbor, we at Present Truth Of These Last Days Ministries would like you to know that we are moving to your neighborhood. We are purchasing the two duplex apartment buildings located at 940,952,976 and 988 Miller Ave. We will remodel and beautify this property and it will become a beautiful new church in your community. Our future plan also is to bring affordable childcare to this community someday. But we need to know that we have your support. By signing this welcome to the neighborhood petition it tells us that you welcome this ministry to your neighborhood and all the positive things it will bring. We thank you for your support.

NAME

ADDRESS

1 Mary Alice Buchanan

823 Astor Ct

2 Margaret Harper

826 Astor Ct

3 Sam C. Moore

829 Astor Ct NW

4 [Signature]

813 Astor Ct NW

5 James M. McCullch

838 Astor Ct. NW

6 Cecil Robertson

830 Astor Ct NW

7

8

9

10

11

12

13

14

15

16

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18

Submitted at City Council
11/15/2000 #91
Date Item

Present Truth Of These Last Days Ministries

Hello neighbor, we at Present Truth Of These Last Days Ministries would like you to know that we are moving to your neighborhood. We are purchasing the two duplex apartment buildings located at 940,952,976 and 988 Miller Ave. We will remodel and beautify this property and it will become a beautiful new church in your community. Our future plan also is to bring affordable childcare to this community someday. But we need to know that we have your support. By signing this welcome to the neighborhood petition it tells us that you welcome this ministry to your neighborhood and all the positive things it will bring. We thank you for your support.

NAME

ADDRESS

- 1 Lillian Barnes OK
- 2 Ladonna Darry
- 3 Blanche Crane
- 4 Keith Brooks
- 5 Walter Lebo
- 6 Miguel Perez El 588
- 7 Chris Harris
- 8 L. D. N. H.
- 9 Tim P. G.
- 10 Nozanne Lloyd
- 11 George Brown
- 12 Elizabeth Maze *
- 13 _____
- 14 _____
- 15 _____
- 16 _____
- 17 _____
- 18 _____

1213
~~1213~~ Blankenship

1189 Blankenship

821 Camden Court

825 Camden Court

833 Camden St.

829 Camden Street

6300 W. Lake Mead

833 Camden Court

505 Miller St 8800

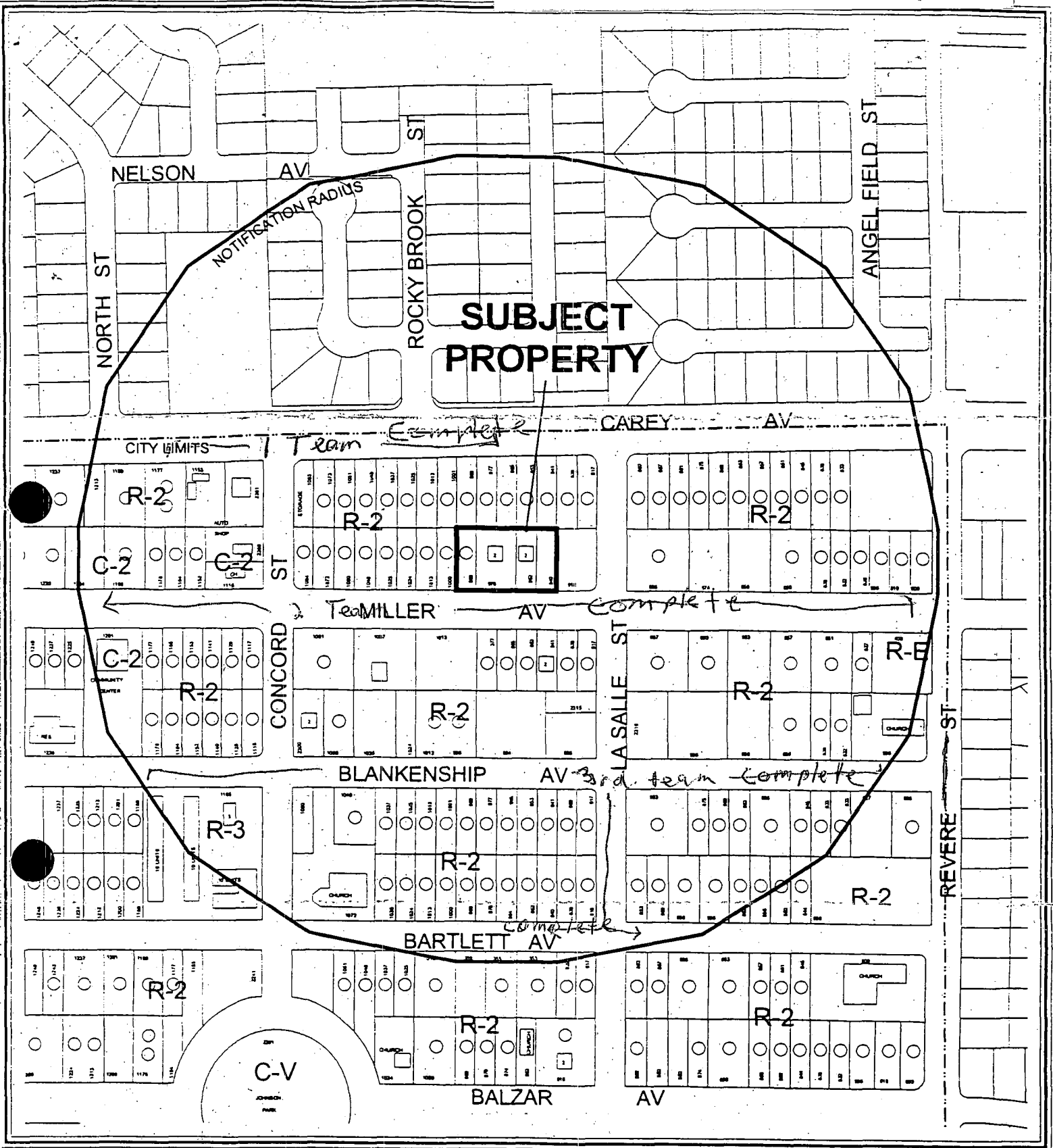
929 W. Bartlett Ave

905 W. Bartlett

1049 W. Bartlett Ave

Submitted at City Council

11/15/2000 #91
Date Item



CASE: U-0149-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (TWO-FAMILY RESIDENCE)

0 200 400 Feet

Submitted at City Council

11/15/2000 #91

Date

Item



Tom/Las Vegas City ^{VIP} WED 15 NOV. '00

... < (30") > ...

Item 91. (Residence/Party/Church/Weekly)

Tom McGowan, Las Vegas Resident

The Applicant Church is in conformance with all applicable separation distance requirements, and serves the spiritual needs of a residential neighborhood/congregation readily accessible as pedestrians, -- which reduces concerns related to vehicular traffic.

The Applicant is an IDEAL candidate for a Special Use Permit, -- and I whole-heartedly recommend unanimous approval of the item.

Thank You.

Submitted at City Council

Date 11/15/00 Item 91

City of Las Vegas

Agenda Item No.: 92

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0152-00 - PAYLESS CASHWAYS ON BEHALF OF DONREY OUTDOOR ADVERTISING - Appeal filed by Eller Media Company from the Denial by the Planning Commission of a request by Payless Cashways on behalf of Donrey Outdoor Advertising for a Special Use Permit FOR A PROPOSED 40 FOOT HIGH 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4500 North Tenaya Way (APN: 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (3-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****2****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (3-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Comments and a photograph from LISA KNUTSON

MOTION:

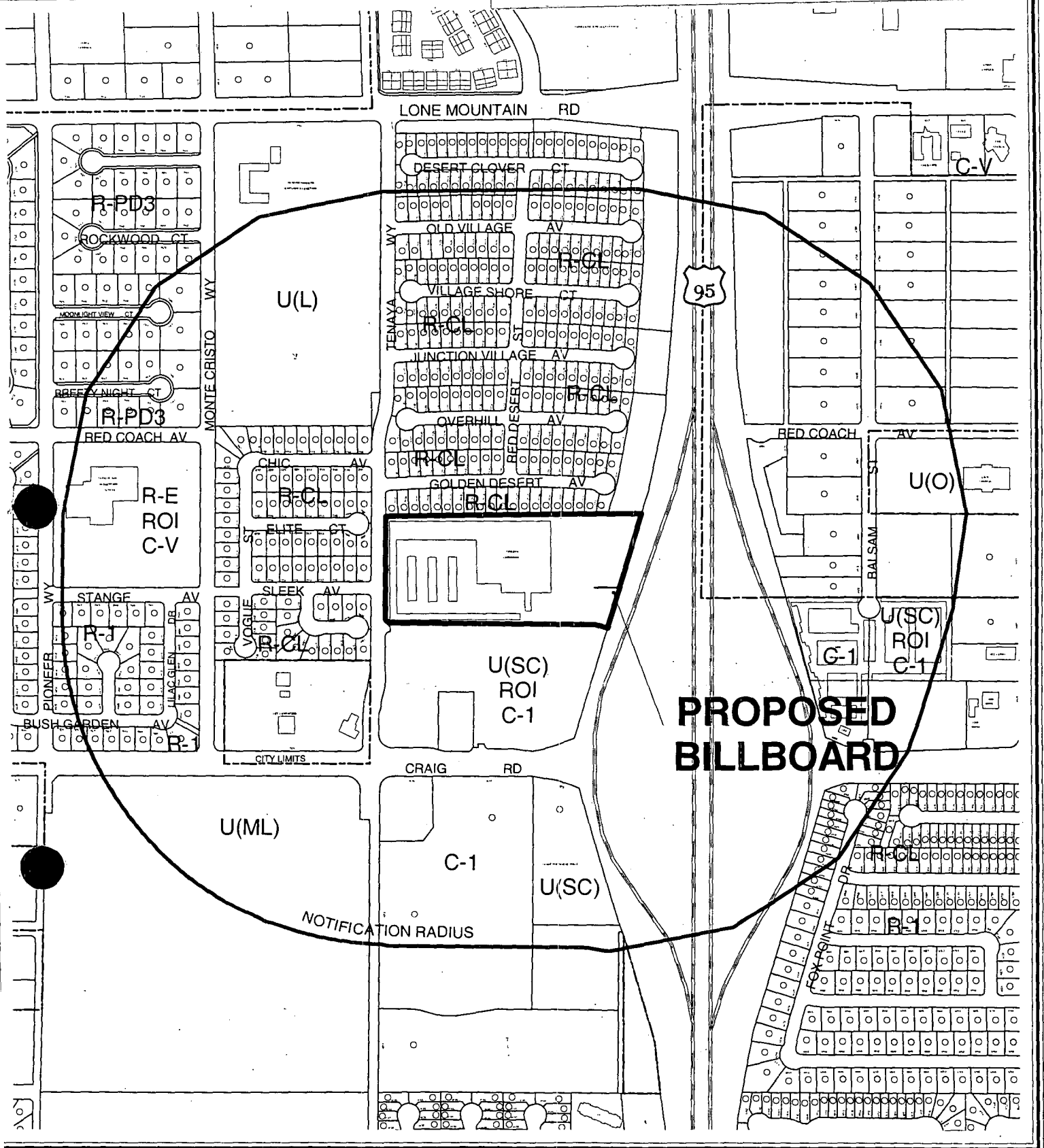
M. McDONALD – Motion to bring forward and **HOLD IN ABEYANCE** Item 88 [V-0068-00] and Item 89 [SD-0057-00] to 12/6/2000 and **STRIKE** Item 92 [U-0152-00]

-- UNANIMOUS**MINUTES:**

There was no discussion.

(1:28 - 1:43)

4-1



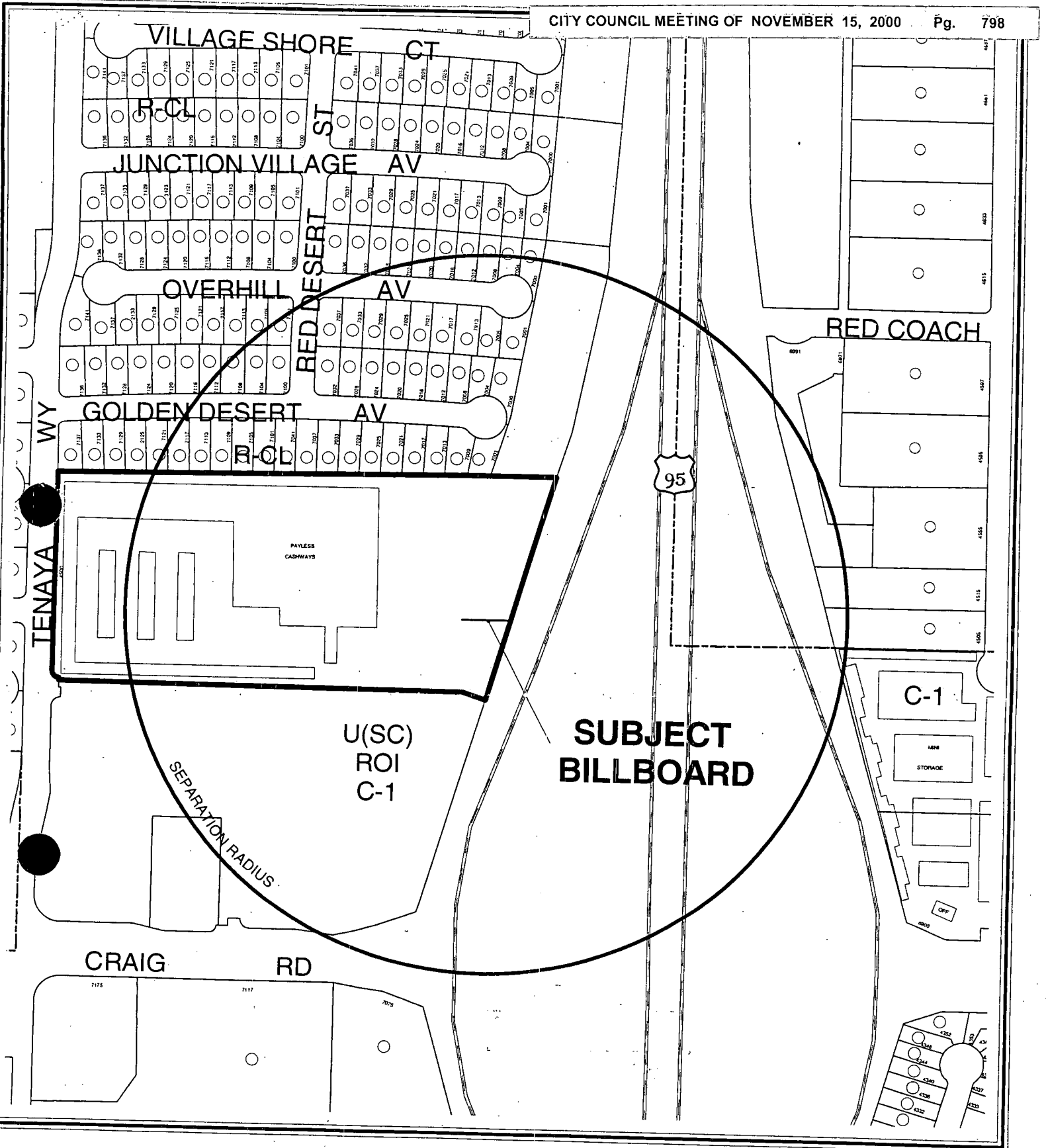
CASE: U-0152-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 400 800 Feet





CASE: U-0152-00
SEPARATION RADIUS: 750 FT

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0152-00 - Payless Cashways on behalf of Donrey
Outdoor Advertising**

**** CONDITIONS ****

The Planning Commission (3-1 vote) and staff recommend DENIAL. If approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. The off-premise advertising (billboard) sign and it's supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Public Works

3. Coordinate with the Flood Control Section of the Department of Public Works to determine placement of the off-premise advertising sign prior to the issuance of any permits. This site is within a Flood Hazard Zone "AE". (Public Works)

U-0152-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by Eller Media Company from the Denial by the Planning Commission of a request by Payless Cashways on behalf of Donrey Outdoor Advertising for a Special Use Permit for a 40-foot high, 14-foot x 48-foot billboard on property located at 4500 North Tenaya Way.

This property is currently developed as a Payless Cashways store. The applicant proposes to place a 672 square foot billboard along the eastern property line adjacent to U.S. 95. The sign will have a height of 40 feet and be oriented toward the north and southbound traffic of U.S. 95.

The nearest residentially zoned property is a single family subdivision adjacent to the site, 305 feet north of the proposed billboard.

BACKGROUND DATA

12/15/93 The City Council approved a rezoning to C-1 (Limited Commercial) for this property (Z-105-93).

11/10/97 The City Council denied a request for a 14-foot by 48-foot billboard on this property (U-95-97).

01/11/99 The City Council accepted the applicant's request for a withdrawal without prejudice of a request for a 14-foot by 48-foot billboard on this property (U-134-98).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	ROI (R-CL)	Single Family Dwellings
South	ROI (C-1)	Vacant
East	U.S. 95	
West	ROI (R-CL)	Single Family Dwellings

ANALYSIS & FINDINGS

ZONING

The proposed billboard is a permitted use in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

U-0152-00 - Page Two
November 15, 2000 City Council Meeting

USE

Although the off-premise sign is proposed to be located 305 feet from the adjacent residential property, and thus complies with the minimum separation requirement, due to visibility, staff finds the placement of any billboard on this site to be incompatible with the adjacent single-family dwellings to the north. Therefore, staff cannot support this request.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds the billboard is not compatible with the residential land use north of the subject site.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

Because of the subject sites proximity to residential development, staff finds it is not suitable for a billboard.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

The billboard will not adversely affect the adjacent streets.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The recently adopted Las Vegas 2020 Master Plan includes a section that establishes goals for the "Newly Developed" area of the City (north of Cheyenne Avenue). Objective E of that section is to enhance the visual quality of new development in the City. Staff finds that the proposed billboard provides no visual enhancement.

U-0152-00 - Page Three
November 15, 2000 City Council Meeting

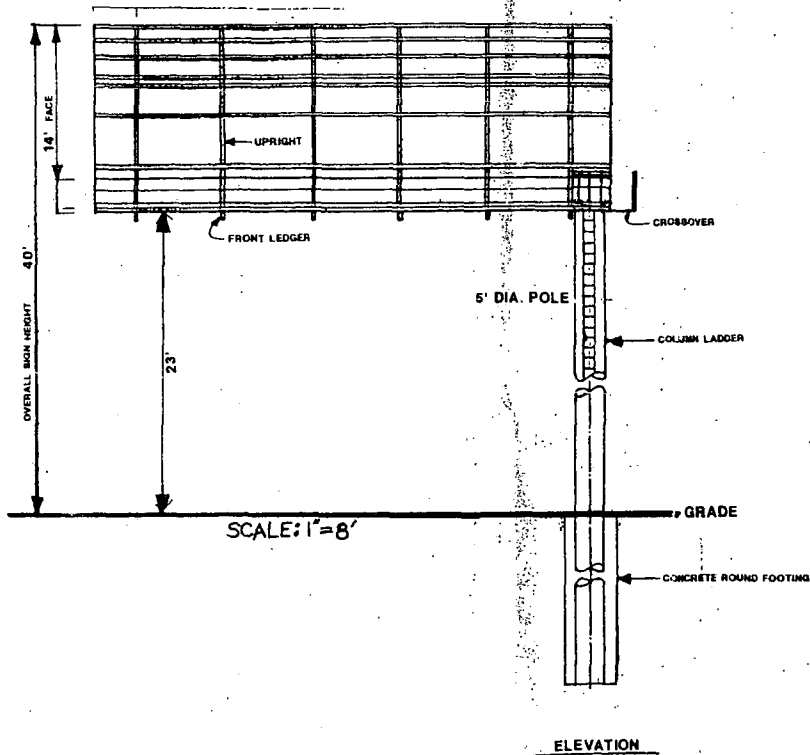
NOTICES MAILED 416 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

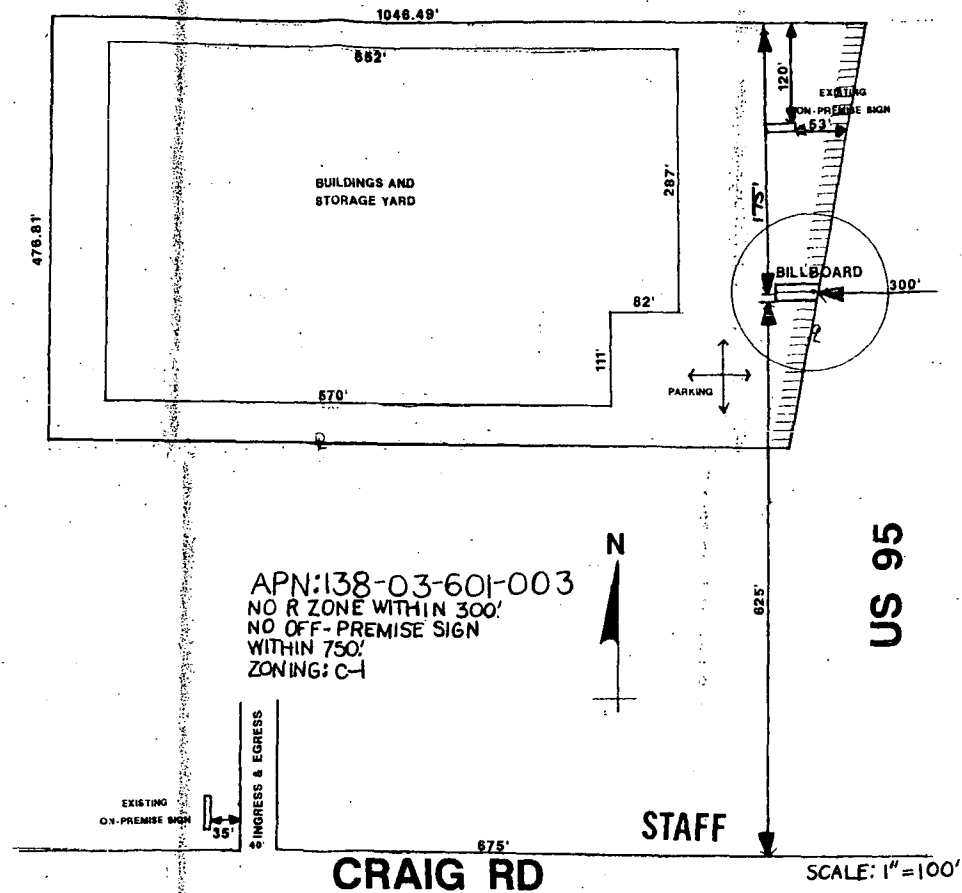
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO



STAFF

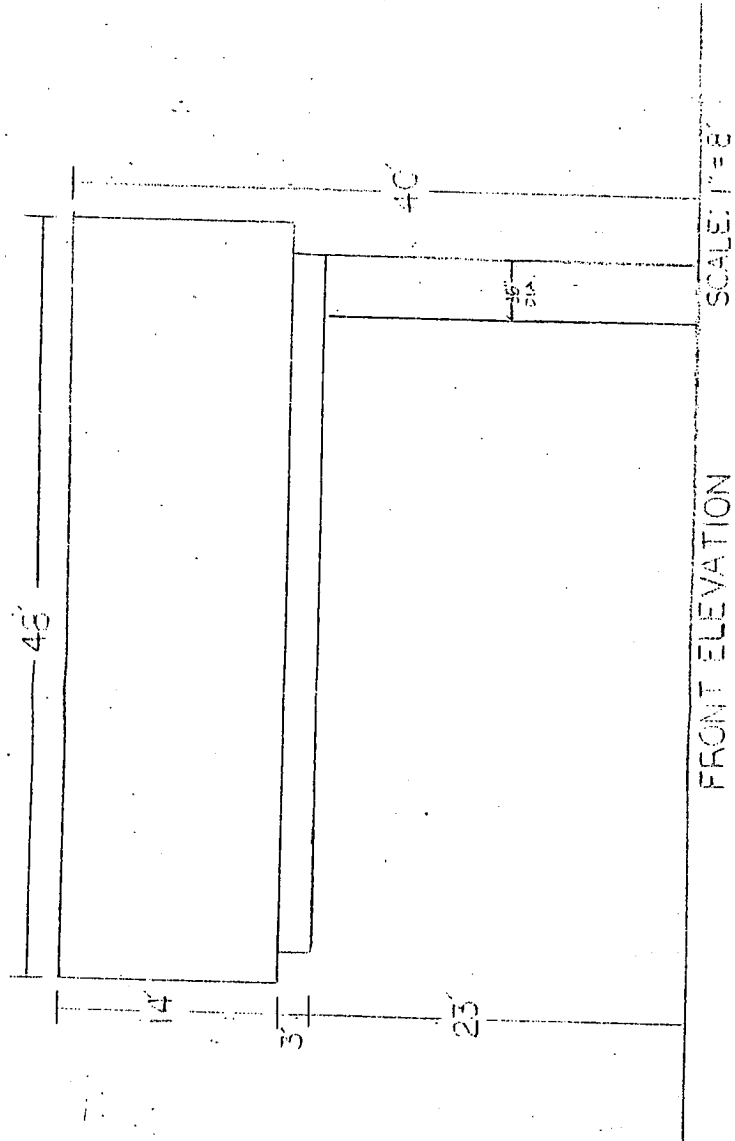
U-0152-00
10-12-00 PC

TENAYA WY

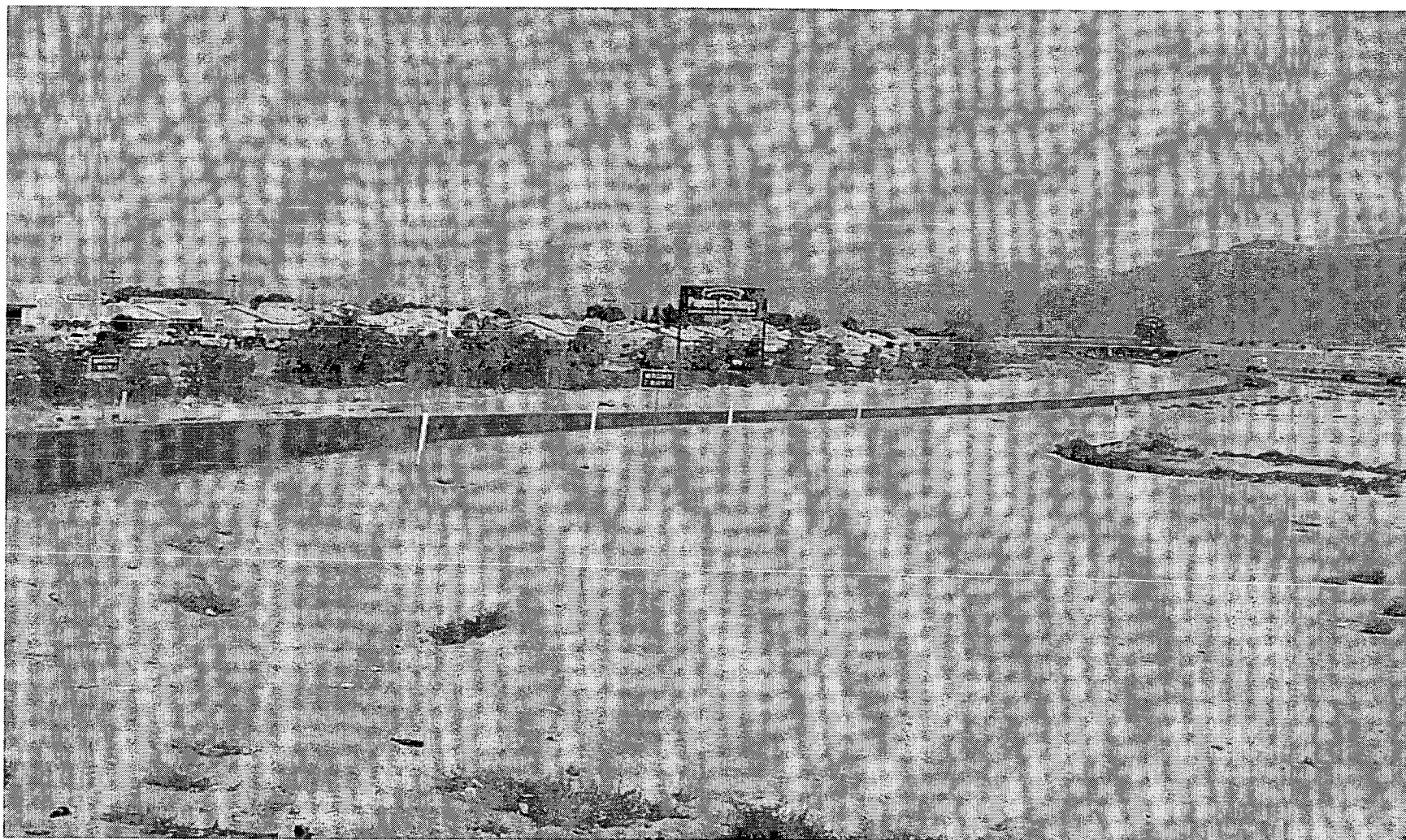


US 95

Donrey Outdoor Advertising Co.
Post Office Box 4245
Las Vegas, Nevada 89127-0245

**STAFF**

U-0152-00
10-12-00 PC



U-0152-00 - PAYLESS CASHWAYS ON BEHALF OF DONREY OUTDOOR
ADVERTISING

Looking north from Craig Road and U.S.-95



1211 West Bonanza Road
Las Vegas, Nevada 89106
Post Office Box 270370
Las Vegas, Nevada 89127-4370
Telephone 702/382-5020
Fax 702/382-7088
www.ellermidia.com

October 16, 2000

City Of Las Vegas
400 East Stewart
Las Vegas, Nevada

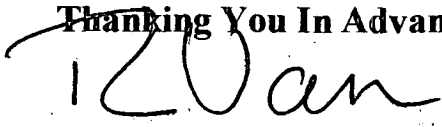
RECEIVED
CITY CLERK
2000 OCT 16 P 1:46

To Whom It May Concern,

This letter will act as Eller Media Company's formal request to appeal the decision of the Planning Commission as to their denial of U-0152-00 on the October 12, 2000 agenda (item C27).

This application was for the placement of a new structure on Payless Cashways at **US-95 and Craig Road**. Staff felt that the distance of 301' was too close to residential property. We believe code to be very clear on the separation from residential property and staff's recommendation for denial based on separation is not substantial enough to warrant a denial. Therefore we are requesting this application be heard by the City Council in the hopes of reversing the Planning Commissions denial of this application.

Thanking You In Advance


R. Van Nostrand
Real Estate Manager
Eller Media Company

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

STOTE TRUST
2208 ANGELFIRE ST
LAS VEGAS NV 89128-7610

MEETING: CITY COUNCIL
DATE: NOVEMBER 15, 2000
TIME: 1:00 P.M.
LOCATION: COUNCIL CHAMBERS
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

*NO FOR THIS OR ANY
OTHER NEW SIGNS IN
LAS VEGAS*

U-0152-00

Sam Hott

APPEAL FILED BY ELLER MEDIA COMPANY FROM THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST BY PAYLESS CASHWAYS ON BEHALF OF DONREY OUTDOOR ADVERTISING FOR A SPECIAL USE PERMIT FOR A PROPOSED 40 FOOT HIGH 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT 4500 NORTH TENAYA WAY (APN: 138-03-601-003), C-1 (LIMITED COMMERCIAL) ZONE, WARD 4 (BROWN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101.



BARBARA JO RONEMUS
CITY CLERK

RECEIVED
CITY CLERK

2000 NOV - 8 A 11:31

Protest

SEE LOCATION MAP ON REVERSE SIDE

Submitted after final agenda

Date *11/9/00* Item *92*

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

JAKS ERIKA TRUST
4515 BALSAM ST
LAS VEGAS NV 89108-5701

MEETING: CITY COUNCIL
DATE: NOVEMBER 15, 2000
TIME: 1:00 P.M.
LOCATION: COUNCIL CHAMBERS
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

RECEIVED
CITY CLERK

NOV 13 A 10:59

U-0152-00

APPEAL FILED BY ELLER MEDIA COMPANY FROM THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST BY PAYLESS CASHWAYS ON BEHALF OF DONREY OUTDOOR ADVERTISING FOR A SPECIAL USE PERMIT FOR A PROPOSED 40 FOOT HIGH 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT 4500 NORTH TENAYA WAY (APN: 138-03-601-003), C-1 (LIMITED COMMERCIAL) ZONE, WARD 4 (BROWN).

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Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101.



*How many more Times we
have to object this (Billboard)?
it is not on Tenaya but close
to the 95 Freeway*

BARBARA JO RONEMUS
CITY CLERK

*Thank you for your
help*

Protest

Erika Jaks

Submitted after final agenda

SEE LOCATION MAP ON REVERSE SIDE

Date 11/13/2000 Item 92

I am not receiving notices in a timely fashion.

NOTICE OF PUBLIC HEARING

CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Pg. 809

SPECIAL USE PERMIT

LANG FLORENCE
114 FAIRVIEW AVE
STATEN ISLAND NY 10314-3006

MEETING: CITY COUNCIL
DATE: NOVEMBER 15, 2000
TIME: 1:00 P.M.
LOCATION: COUNCIL CHAMBERS
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

Please, please, please -
change my address to
4412 Lilac Glen Dr.

Las Vegas, NV 89129 U-0152-00
-5947

Thank you.
Florence Lang

APPEAL FILED BY ELLER MEDIA COMPANY FROM THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST BY PAYLESS CASHWAYS ON BEHALF OF DONREY OUTDOOR ADVERTISING FOR A SPECIAL USE PERMIT FOR A PROPOSED 40 FOOT HIGH 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT 4500 NORTH TENAYA WAY (APN: 138-03-601-003), C-1 (LIMITED COMMERCIAL) ZONE, WARD 4 (BROWN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101.

P.S. I don't want an 11-17-00
advertising sign at 4500
North Tenaya Way.

Florence Lang

BARBARA JO RONEUMUS
CITY CLERK

phone 702 395 1266



RECEIVED
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

NOV 21 P 1



Ms. Florence Lang
4412 Lilac Glen Dr.
Las Vegas, NV 89129-5947

ASPCA

#92

11/15/2000

Mr. Mayor, Councilmen:

Submitted at City Council

Date 11/15/00 Item 92

I Lisa Knutson, resident at 7132 Golden Desert Ave. object to the request by Eller Media Co. for a sign 40' x 14' x 48' by request for Payless Cashways.

For the nearly 4 years I've resided here Payless has been trying to get a major sign up, this I feel will degrade our neighborhood. Two sides of payless property is bordered by residential property and I feel it is a eye sore having that large of a sign visible from our homes.

Enclosed is a photo I took this morning of the westside of payless, already they can not maintain there lawns, weeds are 3-4 ft. high, growing onto the sidewalk. If this is any indication of how they will maintain there sign it will de-value our property.

Thank you for your consideration

Lisa Knutson

Lisa Knutson

ITEM 92 (4-0152-00)



Submitted at City Council

Date 4/15/00 Item 92
ITEM 92
4-015200

City of Las Vegas

Agenda Item No.: 93

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0155-00 - TOVAH L. HOUSTON -
 Request for a Special Use Permit TO ALLOW A COMMERCIAL HORSE STABLE on
 property located at 6180 Donald Nelson Avenue (APN: 125-14-603-009), R-E (Residence
 Estates) Zone, Ward 6 (Mack). The Planning Commission (4-0 vote) and staff recommend
 APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**MACK - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

TOVAH HOUSTON, 6180 Donald Nelson Avenue, concurred with staff's conditions.

LOUISE RUSKAMP, 8500 Long Cabin Way, spoke in favor of the proposed application stating
 that it would be a good addition to a desert rural area.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:24 - 2:26)

4-1975

City of Las Vegas

Agenda Item No.: 93

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 93 – U-0155-00

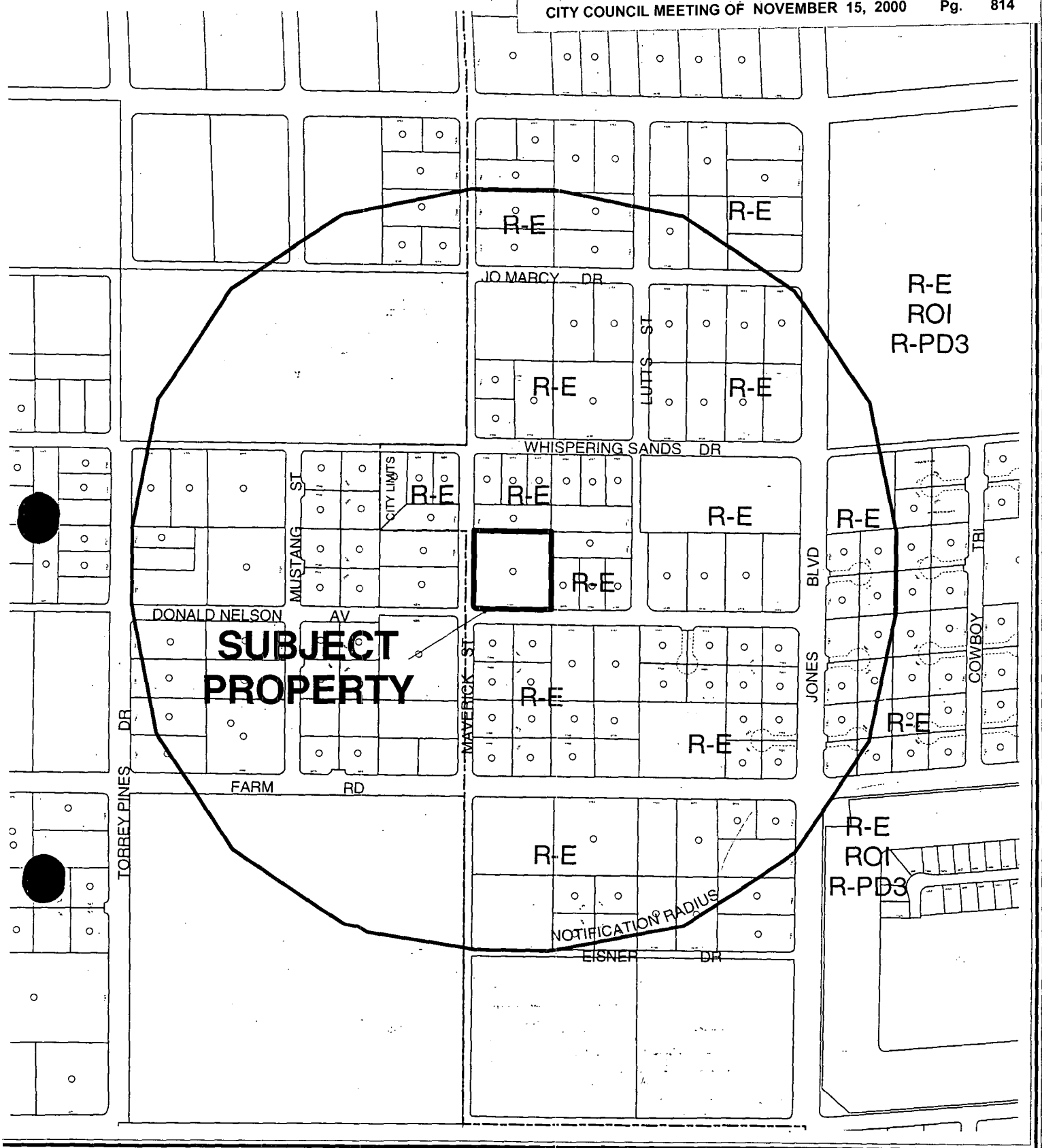
CONDITIONS:

Planning and Development

1. This use shall be reviewed in five years at which time the City Council may require this use to cease.
2. There shall be a maximum of twelve (12) horses boarded on the property at any one time.
3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.

Public Works

5. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Donald Nelson Avenue and Maverick Street adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

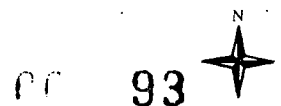


CASE: U-0155-00

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 400 800 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0155-00 - Tovah L. Houston**

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This use shall be reviewed in five years at which time the City Council may require this use to cease.
2. There shall be a maximum of twelve (12) horses boarded on the property at any one time.
3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
4. All City Code requirements and all City departments' design standards shall be met.

Public Works

5. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Donald Nelson Avenue and Maverick Street adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

U-0155-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed commercial horse boarding facility on a 2 acre site adjacent to the northeast corner of Donald Nelson Avenue and Maverick Street.

BACKGROUND DATA

05/20/64 The property was annexed into the City of Las Vegas (A-0003-64).

12/27/84 The Board of Zoning Adjustment approved a Variance (V-0130-84) to allow the construction of a barn which exceeds the size of the main dwelling, to allow a barn to exceed the height of the main dwelling, to allow the construction of a barn prior to completion of the main dwelling, to allow a corral to be 5 feet from the side and rear property lines where 25 feet is required, and to allow a 6 foot high chain link fence in the front yard where only 4 feet is allowed.

04/12/99 The Planning and Development Department administratively approved a Minor Exception (ME-0009-99) to allow an 8 foot high wall along the side property line where 6 feet is the maximum height allowed.

DETAILS OF APPLICATION REQUEST

This site is currently developed as a private horse boarding facility that is not expanding, but is simply being opened to the public as a commercial use. The submitted site plan depicts a rectangular lot with the barn situated toward the north-central area of the site. A house is depicted on the southwest corner of the site along Donald Nelson Avenue. The pasture areas are located towards the east and northwest ends of the property.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single-Family Residential
South	R-E (Residence Estates)	Single-Family Residential
East	R-E (Residence Estates)	Single-Family Residential
West	Unincorporated Clark County	Equestrian Facilities & Residences

U-0155-00 - Page Two
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed commercial horse boarding and training facility will be within the range of uses permitted with Special Use Permit approval in the existing R-E (Residence Estates) zoning of the site. The City of Las Vegas Title 19 Zoning Code states that an R-E property may have three horses for each half acre of land. Using that ratio, this two acre property can accommodate up to 12 horses.

USE

The City of Las Vegas Zoning Code (Title 19A) defines a Horse Corral or Stable (Commercial) as: "A structure for the keeping of horses, mules, or ponies which are boarded for compensation." Title 19A makes no mention of horse training and riding lessons. Staff notes that where the Code is silent on parking required for a category of use, it is the 'Planning Directors' discretion to determine a use that most closely matches the intended use. Staff finds that horse training and riding lessons are ancillary in nature and can be considered allowable under the Horse Corral or Stable use.

There are no marked parking spaces on-site. However, there is a driveway next to the house that leads to an open area toward center of the site that can accommodate drive-in traffic. Staff finds this area to be sufficient for a parking area for the amount of traffic that this use will attract. The applicant states that the traffic would be minimal because most horse owner do not visit every day, and certainly not all at the same time. In addition, staff has found that there are no outstanding code violations on this property.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds that this use can be conducted in a manner compatible with existing and future land uses in that the General Plan calls for DR (Desert Rural) development of 0 – 2 units per acre and the surrounding area is currently one half acre and larger lots with numerous equestrian estates. Therefore, large lot residential and the ability to conduct equestrian uses will be the predominant development pattern for the foreseeable future.

U-0155-00 - Page Three
November 15, 2000 City Council Meeting

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

Staff finds the subject site to be physically suitable for an equestrian center because it is located among other equestrian related properties. The subject site is also a large piece of property (2 Acres) and a majority of the land is being utilized as pasture, corral, and barn areas. Staff finds no physical constraints to the proposed commercial horse boarding facility on this site.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Staff finds the proposed commercial horse boarding and training facility will be in close proximity to Jones Boulevard, a planned 100 foot wide primary arterial roadway and Farm Road, a planned 80 foot wide secondary collector roadway.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

Staff finds the proposed commercial horse boarding and training facility on this site will be consistent with the General Plan and will not compromise the health, safety, and welfare of the public because the use is in a predominantly rural area with enough land to accommodate the equestrian uses and not adversely affect the surrounding area.

NOTICES MAILED 143 by City Clerk

APPROVALS 3

PROTESTS 7

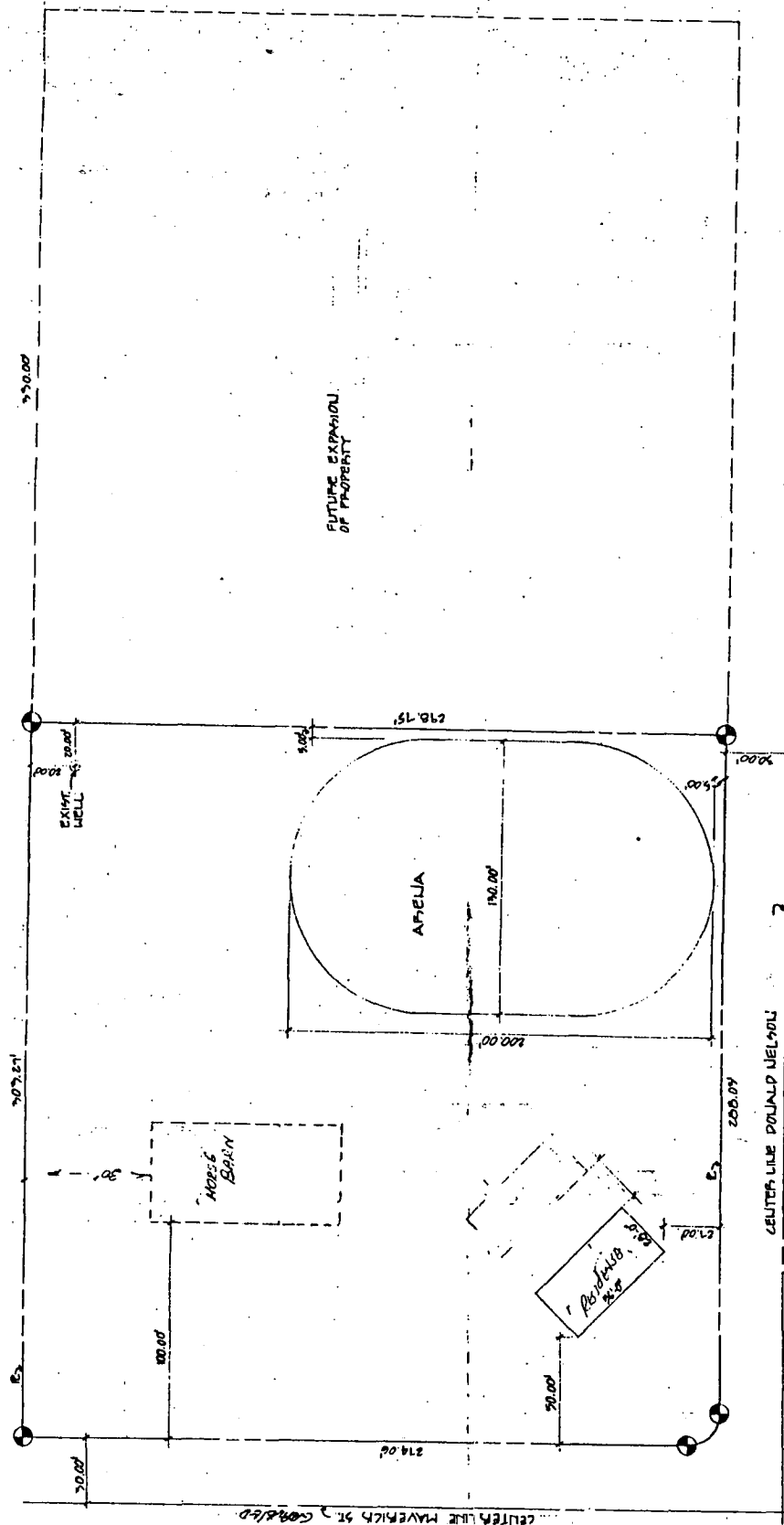
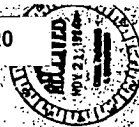
CONCERNS 1

[Note: Those who spoke in opposition to this request at the Planning Commission felt that a commercial facility is not appropriate for this area. Those who spoke in favor felt that this service is needed due to the rural nature of surrounding development.]

U-0155-00 - Page Four
November 15, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO

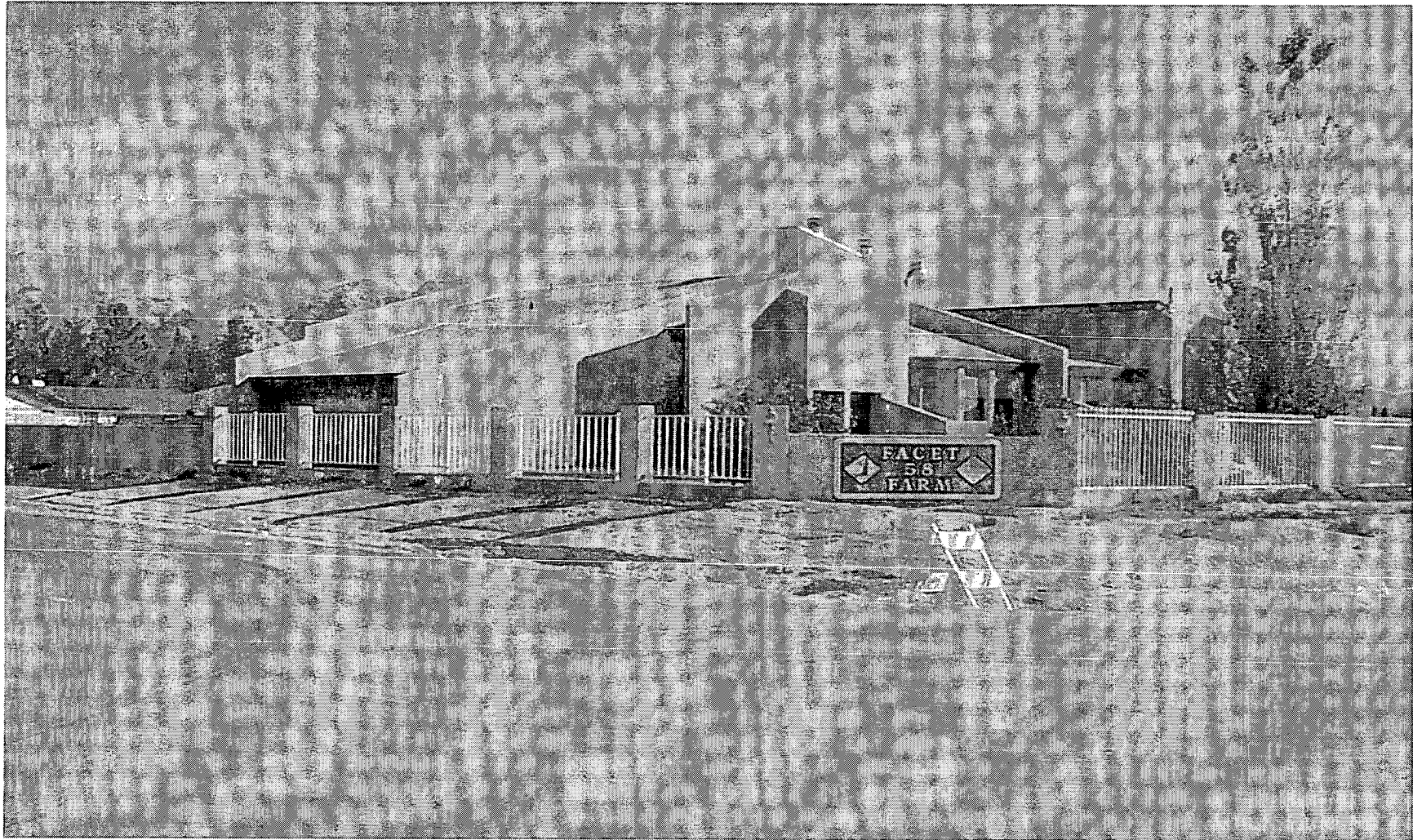


SITE PLAN
SCALE: 1" = 10'

LEGAL DESCRIPTION:
1/4 SEC 17, T12N, R12E, S12E, NE 1/4
SECTION 16, T12N, R12E, S12E,
MONT.

STAFF

U-0155-00
10-12-00 PC

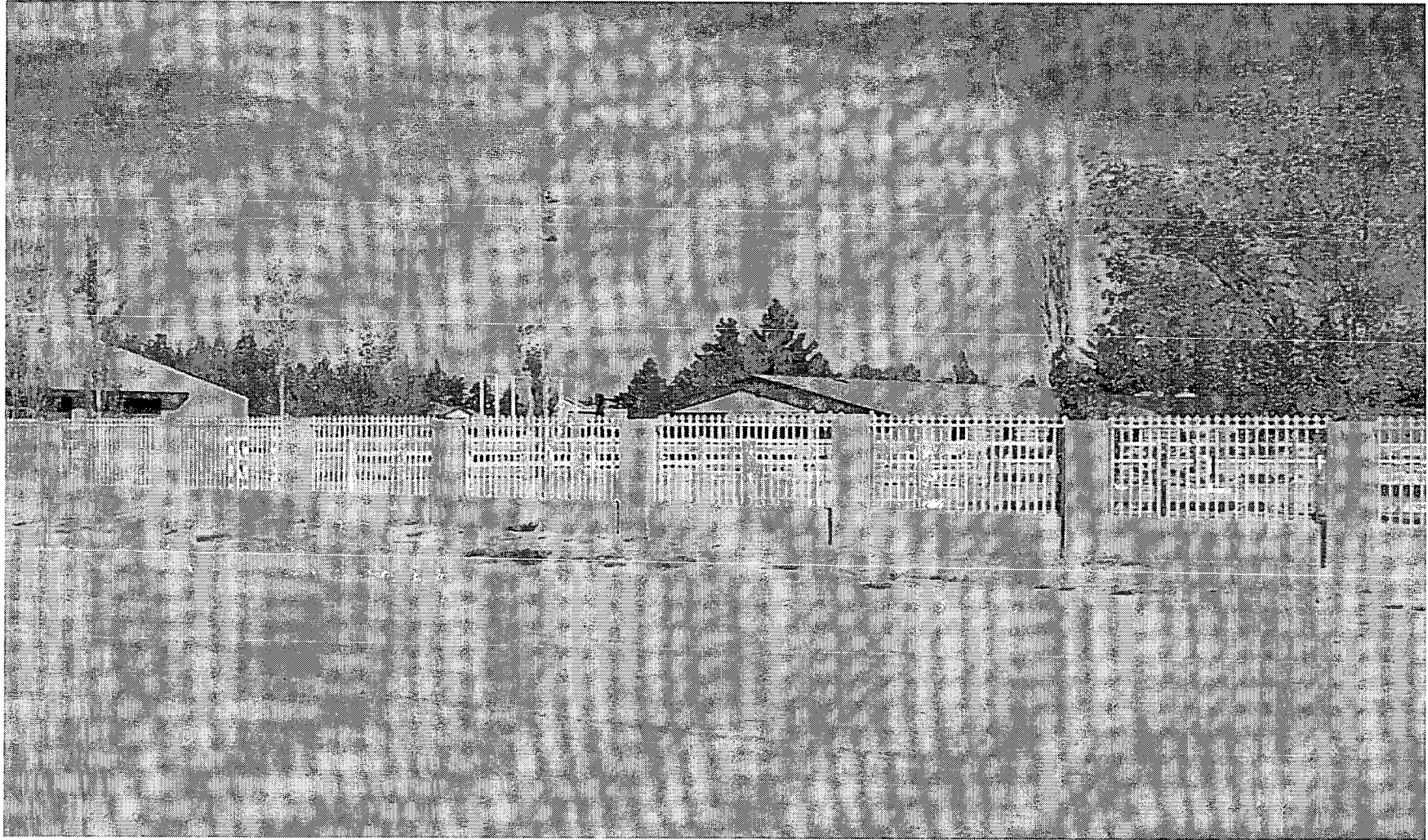


U-0155-00 - TOVAH L. HOUSTON

Looking northeast from intersection of Maverick Street and Donald Nelson Avenue



U-0155-00 - TOVAH L. HOUSTON
Looking north from Donald Nelson Avenue



U-0155-00 - TOVAH L. HOUSTON
Looking northwest from Donald Nelson Avenue

City of Las Vegas

Agenda Item No.: 94

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0157-00 - BELLACRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TEMPORARY SALES OFFICE WITH NO ON-SITE PARKING WHERE FIVE SPACES ARE REQUIRED TO BE PROVIDED at 10232 Summit Canyon Drive (APN: 137-36-615-019), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald). The Planning Commission (3-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (3-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

L.B. McDONALD - APPROVED subject to conditions and deleting Condition No. 2
-- UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARIO MENDEZ appeared representing the applicant and demonstrated that the on-site parking would not be a problem to the public thoroughfare.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:25 - 2:27)

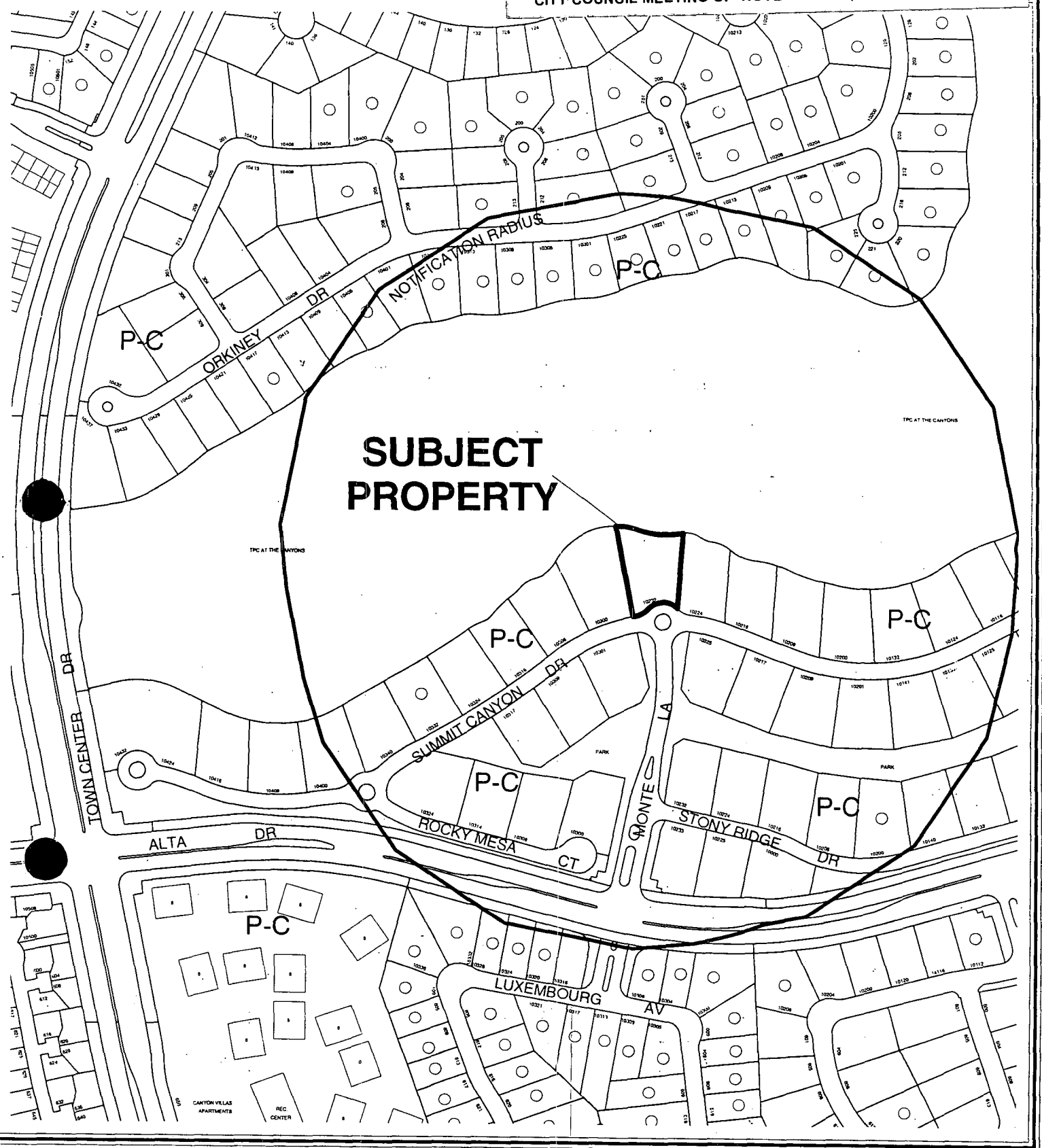
4-2062

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 94 – U-0157-00

CONDITIONS:

Planning and Development

1. The temporary real estate sales office use shall expire two years from the date of building permit approval or whenever sales are completed, whichever occurs first.
2. The site plan shall be revised to depict a minimum of five parking spaces, including one van-accessible handicap space, on the site where the existing sales trailer is located.
3. A detailed site plan showing all handicap accessible exterior routes from parking areas to the building entrance shall be submitted prior to the submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
4. All development shall be in compliance with the submitted site plan and floor plan as amended by the above conditions.

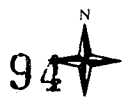


CASE: U-0157-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0157-00 - Bellacre, Limited Liability Company**

**** CONDITIONS ****

The Planning Commission (3-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The temporary real estate sales office use shall expire two years from the date of building permit approval or whenever sales are completed, whichever occurs first.
2. The site plan shall be revised to depict a minimum of five parking spaces, including one van-accessible handicap space, on the site where the existing sales trailer is located.
3. A detailed site plan shall be submitted showing all handicap accessible exterior routes from parking areas to the building entrance shall be submitted prior to the submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
4. All development shall be in compliance with the submitted site plan and floor plan as amended by the above conditions.

U-0157-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed Temporary Sales Office to have zero on-site parking spaces where five spaces are required.

BACKGROUND DATA

02/16/94 The City Council approved a Rezoning (Z-0135-93) to P-C (Planned Community) on this site as part of a larger request.

06/26/97 The Planning Commission approved the Star Canyon Tentative Map (TM-0019-97).

06/26/97 The Planning Commission approved the Star Canyon Final Map (FM-0082-97).

09/16/97 The Star Canyon Subdivision was recorded.

DETAIL OF APPLICATION REQUEST

The applicant states that they are converting the garage of a single-family dwelling into a sales office. As a result, a minimum of five on-site parking spaces is required to be provided. The applicant states that the adjacent parcels on each side of the sales office site have already been sold and are not available for parking areas. However, the applicant states that there is available off-site parking in front of the property along Summit Canyon Drive.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-C (Planned Community)	Golf Course
East	P-C (Planned Community)	Single-Family Residential
South	P-C (Planned Community)	Single-Family Residential
West	P-C (Planned Community)	Single-Family Residential

U-0157-00 - Page Two
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

The proposed temporary sales office is a conditional use within the P-C (Planned Community) zoning district.

USE

Section 19A.04.040 of the Las Vegas Zoning Code requires certain conditions be met in order to operate a Temporary Real Estate Sales Office, the conditions are as follows:

1. If the temporary real estate sales office is a model home, the use shall expire two years from the date of building permit approval or whenever sales are completed, whichever occurs first. If the temporary real estate sales office is a trailer, the use shall expire six months from date of approval by the Department of Building and Safety.
2. Upon termination of the use, all temporary access improvements from this site to the abutting street(s) shall be removed and replaced with permanent access improvements that meet all City standards, as required by the Department of Public Works.
3. Pursuant to LVMC 18.12.310, direct vehicular access from primary and secondary street(s) through the back of bordering lots is prohibited unless approval is granted by the director of Planning and Development.
4. All development must be in conformance with the submitted site plan and floor plan.
5. Any signage for this use must first be approved in writing by the Planning and Development Department.
6. A minimum of five paved on-site parking spaces shall be provided, and the spaces shall be in compliance with ADA parking requirements.

In this case, condition number six cannot be met therefore; a Special Use Permit must be approved. Staff finds that the temporary real estate sales office cannot be operated in a manner that is consistent and compatible with the surrounding land uses without providing off-street parking. Staff has concerns over traffic and an increased possibility of accidents if a portion of the street is occupied with parking. Therefore staff suggests using the site on which the existing sales trailer is located on for parking. The City of Las Vegas requires that a minimum of five parking spaces be

U-0157-00 - Page Three
November 15, 2000 City Council Meeting

provided with one being a van-accessible handicap space. Furthermore, staff recommends approval of the condition listed below requiring detailed site plans showing all parking spaces, handicap accessible routes to the building entrance, and running slope and cross-slope dimensions.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds the proposed temporary real estate sales office can be operated in a manner that is harmonious and compatible with the surrounding Residential uses with approval of the conditions listed below identifying parking and handicap accessibility. Furthermore, Section 19A.04.040 of the City of Las Vegas Zoning Code requires that there be no outdoor signage unless approval is granted by the Planning and Development Department.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

Staff finds there are no physical constraints to the location of the proposed use as the site is locating within a single-family residential dwelling that is currently under construction.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Staff finds the proposed use will be served by Alta Drive, an 80 foot wide secondary collector roadway.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

Staff finds the proposed temporary real estate sales office will not compromise the public health, safety, and welfare because the use is subject to ongoing City licensing and enforcement.

U-0157-00 - Page Four
November 15, 2000 City Council Meeting

NOTICES MAILED 35 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO

U-0157-00
10-12-00 PC

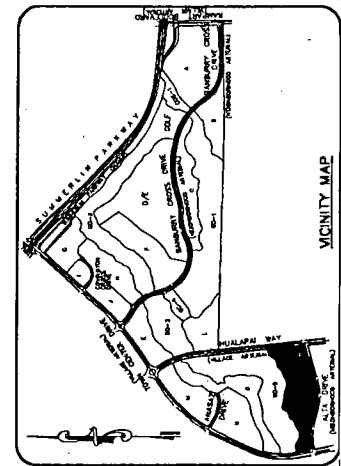
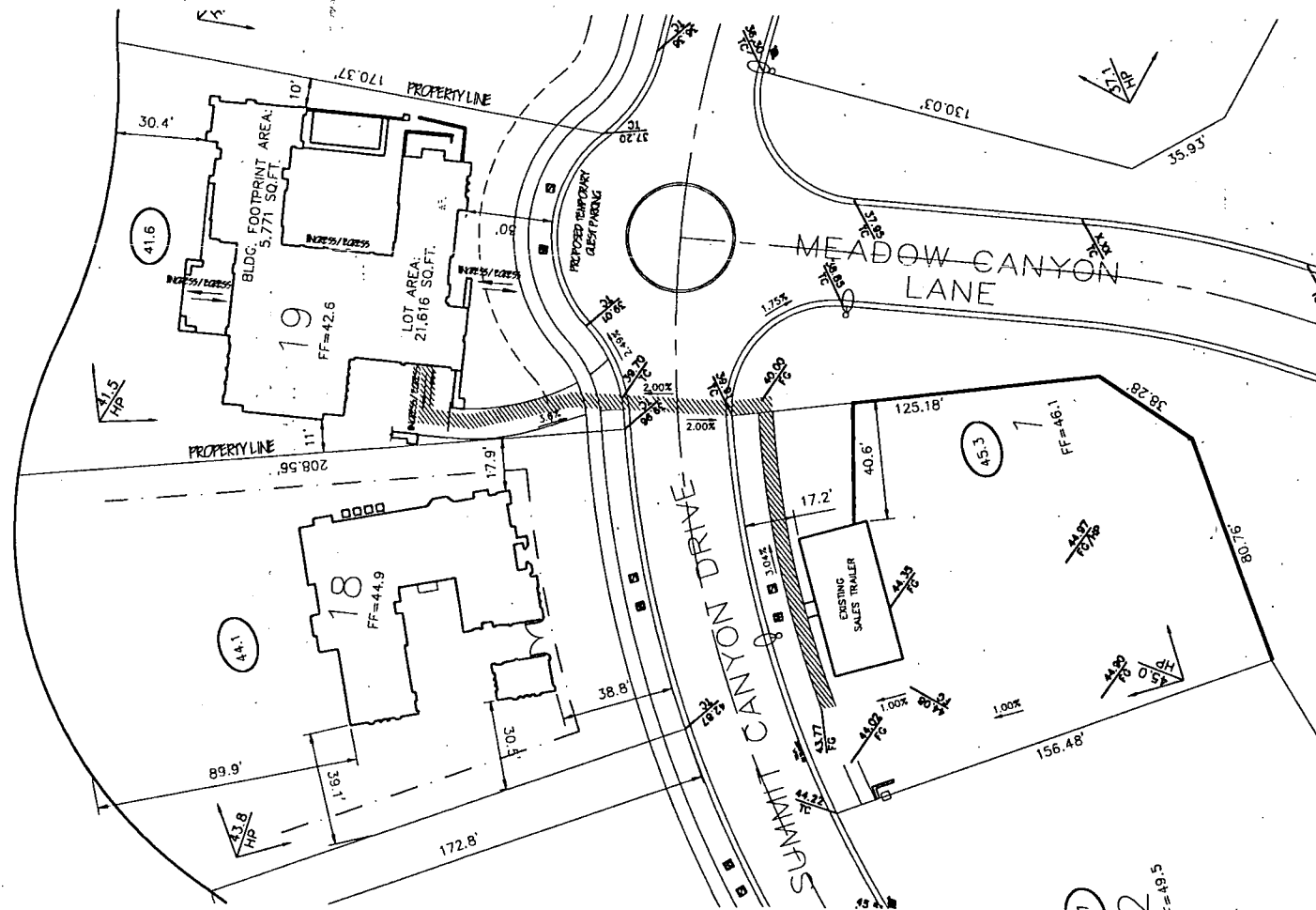
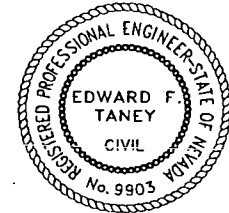
STAFF

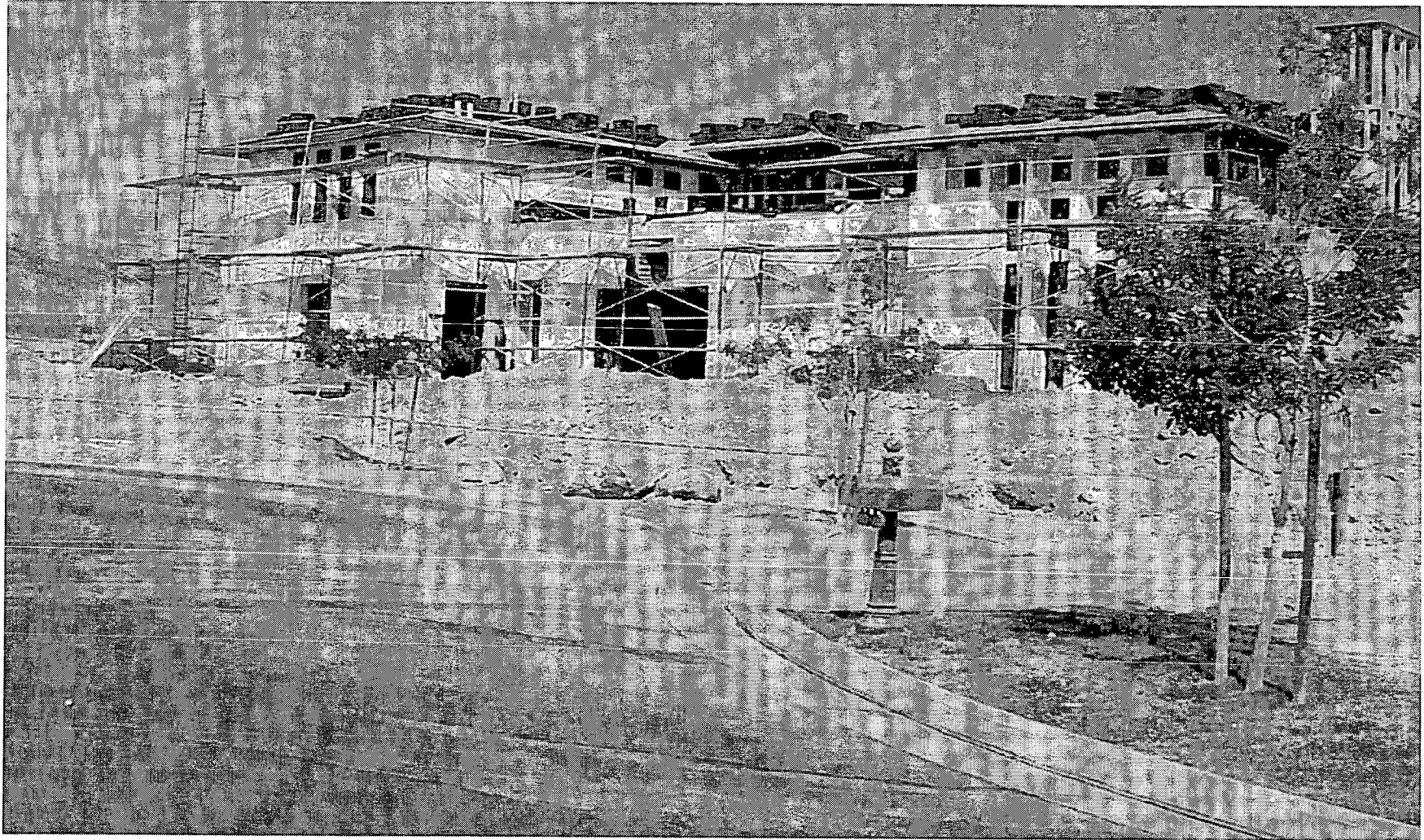
STAR CANYON
10324 ROCKY MESA COURT
LOTS 1 & 19

N
SCALE: 1"=40'

ALPHA
&
ENGINEERING
COMPANY

50 So. Jones #202, Las Vegas, NV, 89107
Telephone: (702) 877-1300





U-0157-00 - BELLACRE, LIMITED LIABILITY COMPANY
Looking northwest from Summit Canyon Drive

City of Las Vegas

Agenda Item No.: 95

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 15, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0159-00 - CAM-MAC, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT FOR A HOT-DOG CART AND SEASONAL OUTDOOR MERCHANDISE DISPLAYS IN CONJUNCTION WITH AN EXISTING HOME IMPROVEMENT STORE (LOWE'S) at 7550 West Washington Avenue (APN: 138-27-201-001), U (Undeveloped) Zone [SC (Service Commercial) Zone General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald). The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

L.B. McDONALD - APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, spoke on behalf of the applicant and declared that this request, located at the existing Lowe's on Buffalo and Washington, is to allow outdoor seasonal displays and a hot dog cart at the front of the store.

City of Las Vegas

Agenda Item No.: 95

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 95 – U-0159-00

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

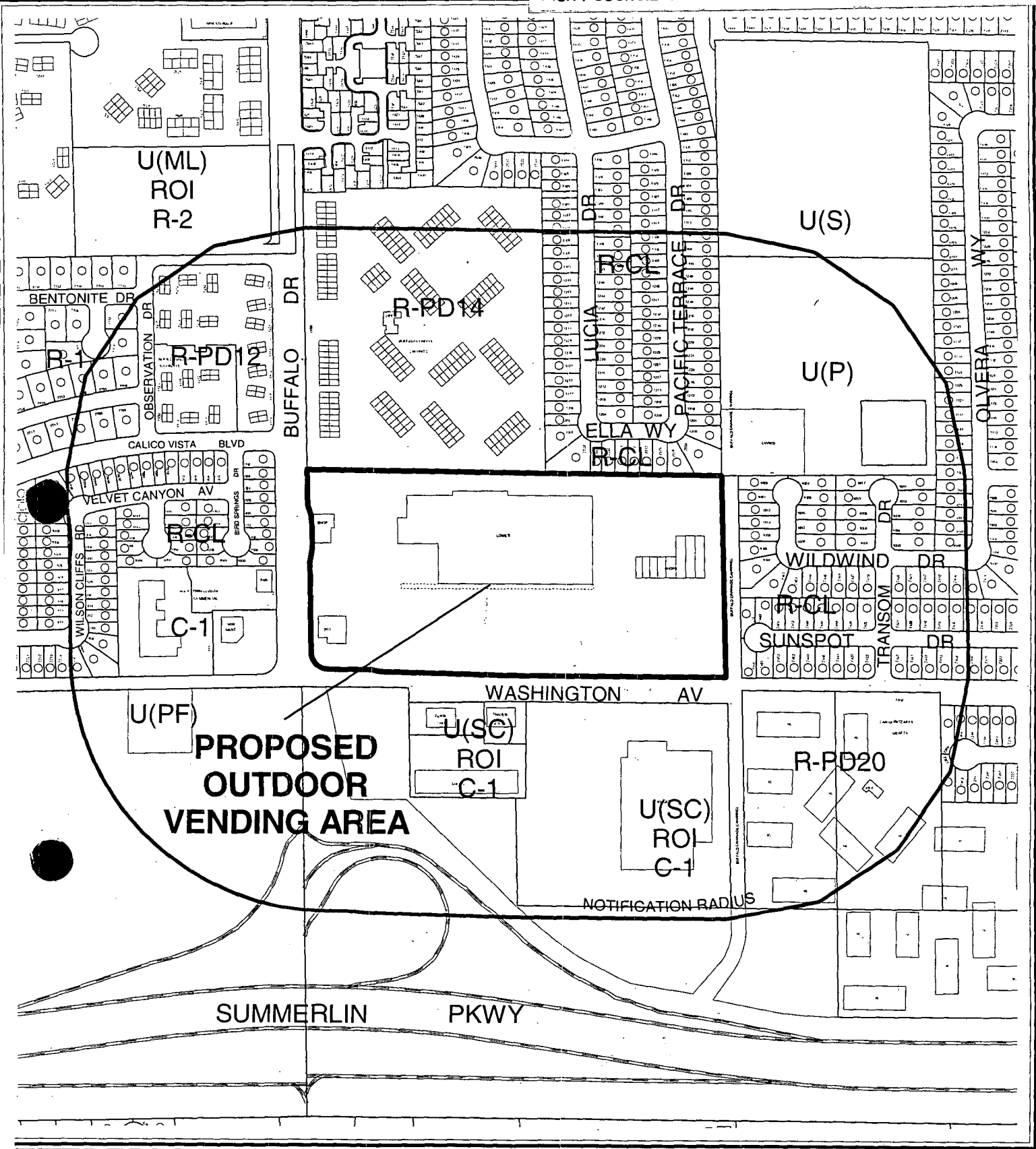
(2:27 - 2:29)

4-2135

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The applicant shall maintain a walkway of at least eight (8) feet in width, clear from vehicular traffic around the seasonal displays.
3. The applicant shall be required to obtain a Temporary Commercial Permit for all other temporary events not covered by this Special Use Permit, such as Christmas tree sales lot, parking lot sales, etc.



CASE: U-0159-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL)
GENERAL PLAN DESIGNATION] UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet

000 95



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0159-00 - Cam-Mac, Limited Liability Company**

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The applicant shall maintain a walkway of at least eight (8) feet in width, clear from vehicular traffic around the seasonal displays.
3. The applicant shall be required to obtain a Temporary Commercial Permit for all other temporary events not covered by this Special Use Permit, such as Christmas tree sales lot, parking lot sales, etc.

U-0159-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit on property located at 7550 West Washington Avenue for an open air vending/transient sales lot for a hot-dog cart and seasonal outdoor merchandise displays. The applicant indicates that approval of this request is warranted because the display of seasonal materials will attract business to the store and the hot-dog cart will provide patrons with food and beverage service.

BACKGROUND DATA

- 03/04/92 The City Council approved a Rezoning (Z-0002-92) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial).
- 05/28/98 The Planning Commission approved the Buffalo Center Tentative Map (TM-0020-98) for a proposed one-lot commercial subdivision.
- 07/09/98 The Planning Commission approved the Buffalo Center Final Map (FM-0049-98) for a proposed one-lot commercial subdivision.
- 07/09/98 Staff administratively approved a Site Development Plan Review [Z-0002-92(5)] for a proposed 150,380 square foot commercial retail shopping center.
- 01/05/99 The Board of Zoning Adjustment approved a Variance (V-0095-98) that allowed a proposed commercial building to be located closer to a residential property line than allowed by the Residential Adjacency Requirements.
- 01/28/99 The Planning Commission approved a Site Development Plan Review [Z-0002-92(6)] for a proposed 150,380 square foot commercial retail shopping center.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-PD14 (Residential Planned Development – 14 Units Per Acre R-CL (Single Family Compact-Lot)	Multi-Family Residential Single-Family Residential
South	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under ROI to C-1 (Limited Commercial)	Retail
East	R-CL (Single Family Compact-Lot)	Single-Family Residential
West	C-1 (Limited Commercial) R-CL (Single Family Compact-Lot)	Retail Single-Family Residential

U-0159-00 - Page Two
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed open-air vending/transient sales lot use is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

USE

Staff finds the proposed hot-dog cart and seasonal outdoor merchandise displays will be an ancillary use to the retail portion of the Lowe's Home Improvement Store. Furthermore, staff finds the uses will not adversely affect any of the required parking or internal driveways of the site.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds the proposed hot-dog cart and seasonal material displays use can be operated in a manner that is harmonious and compatible with the surrounding commercial uses because the uses will be ancillary to the home-improvement store on the site.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

Staff finds there are no physical constraints to the location of the proposed use as the site is already developed with an existing retail building and the uses will occur within the canopy area in the front of the building.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Staff finds the proposed use will be served by Washington Avenue, an 80-foot secondary collector roadway and Buffalo Drive, a 100-foot wide primary arterial roadway.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

U-0159-00 - Page Three
November 15, 2000 City Council Meeting

Staff finds the proposed secondhand dealer will not compromise the public health, safety, and welfare because business sales are subject to ongoing City licensing and enforcement.

NOTICES MAILED 300 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO

 PROPOSED SIGNAGE



AREA TO HAVE
12' HIGH SCREEN WALL

NET LOSS = ELIMINATED
28 PARKING SPACES

RELOCATED 2 HANDICAP
PARKING STALLS

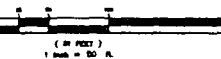
AREA	SPACES
------	--------

PAD A	20
PAD B	12
MAJOR A (LOWE'S)	541
PAD C	41
PAD D	28
SHOP 1	32
SHOP 2	48
TOTAL REQUIRED	722
TOTAL PROVIDED	936

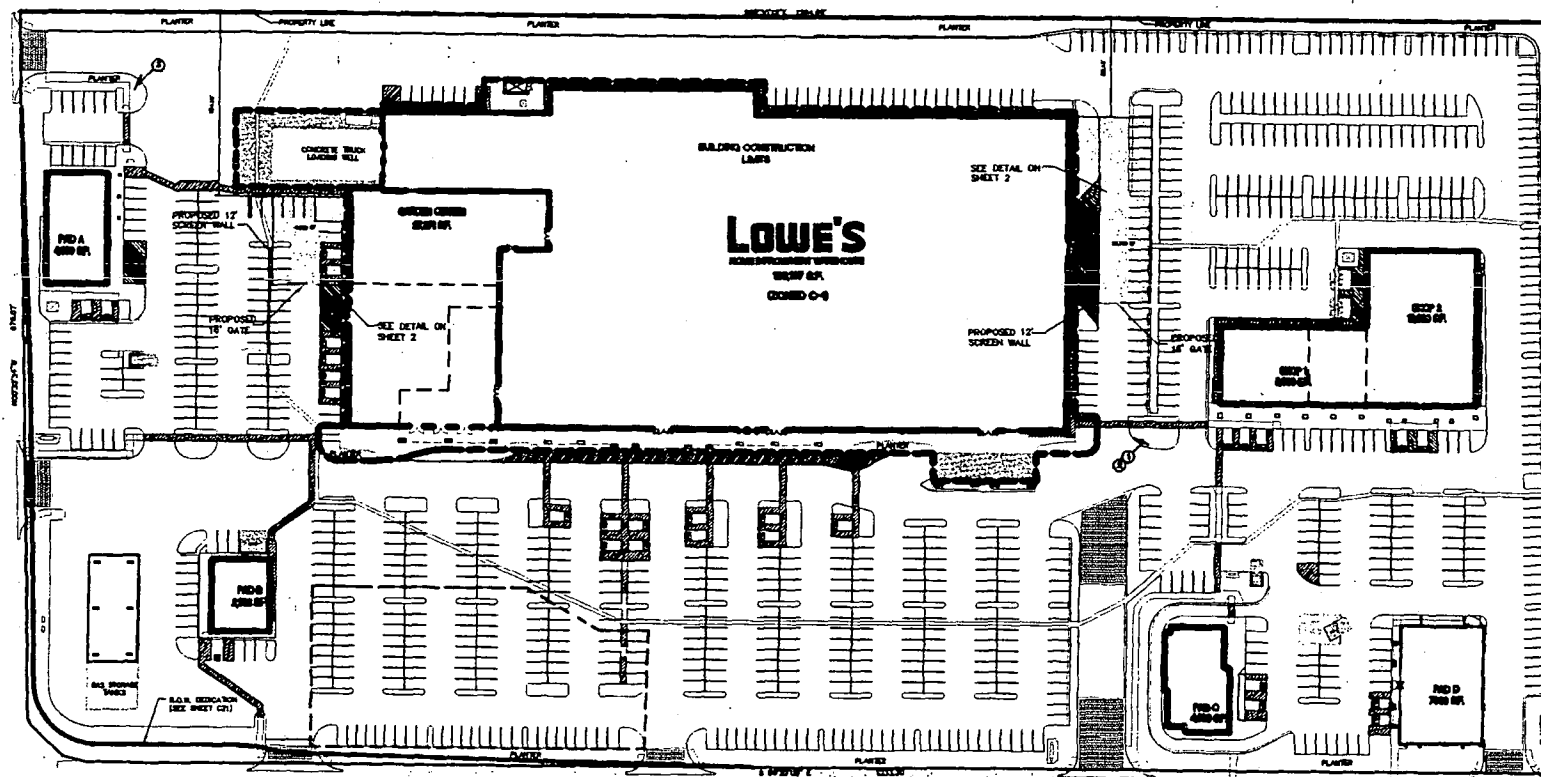
U-0159-00

10-12-00 PC

GRAPHIC SCALE



WENTY ME
NOT TO SCALE



**ORPHEUS BUFFALO
LAS VEGAS I, VENTURE**

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ENT PLAN

RELATION CENTER

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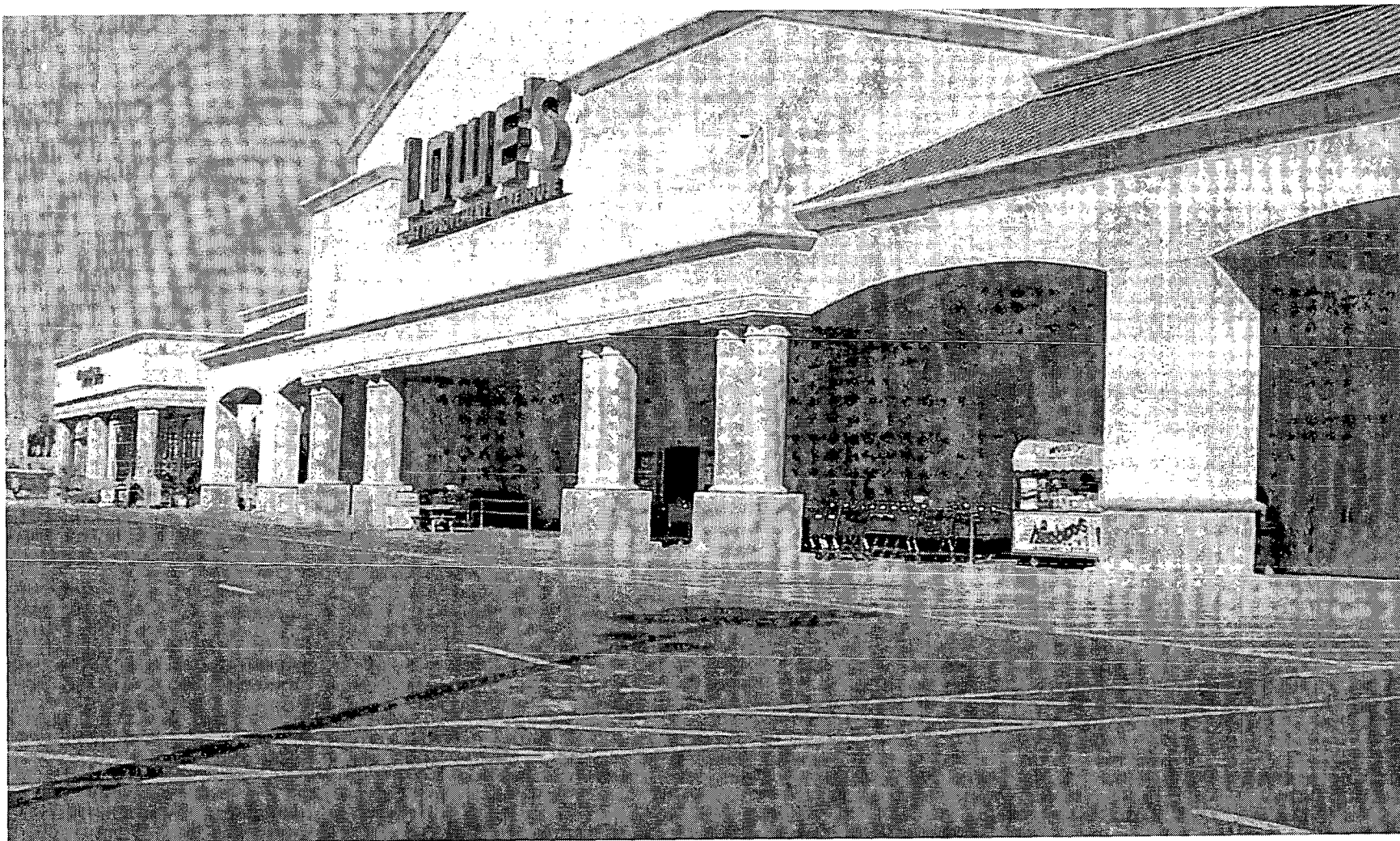
CONCLUSIONS

1

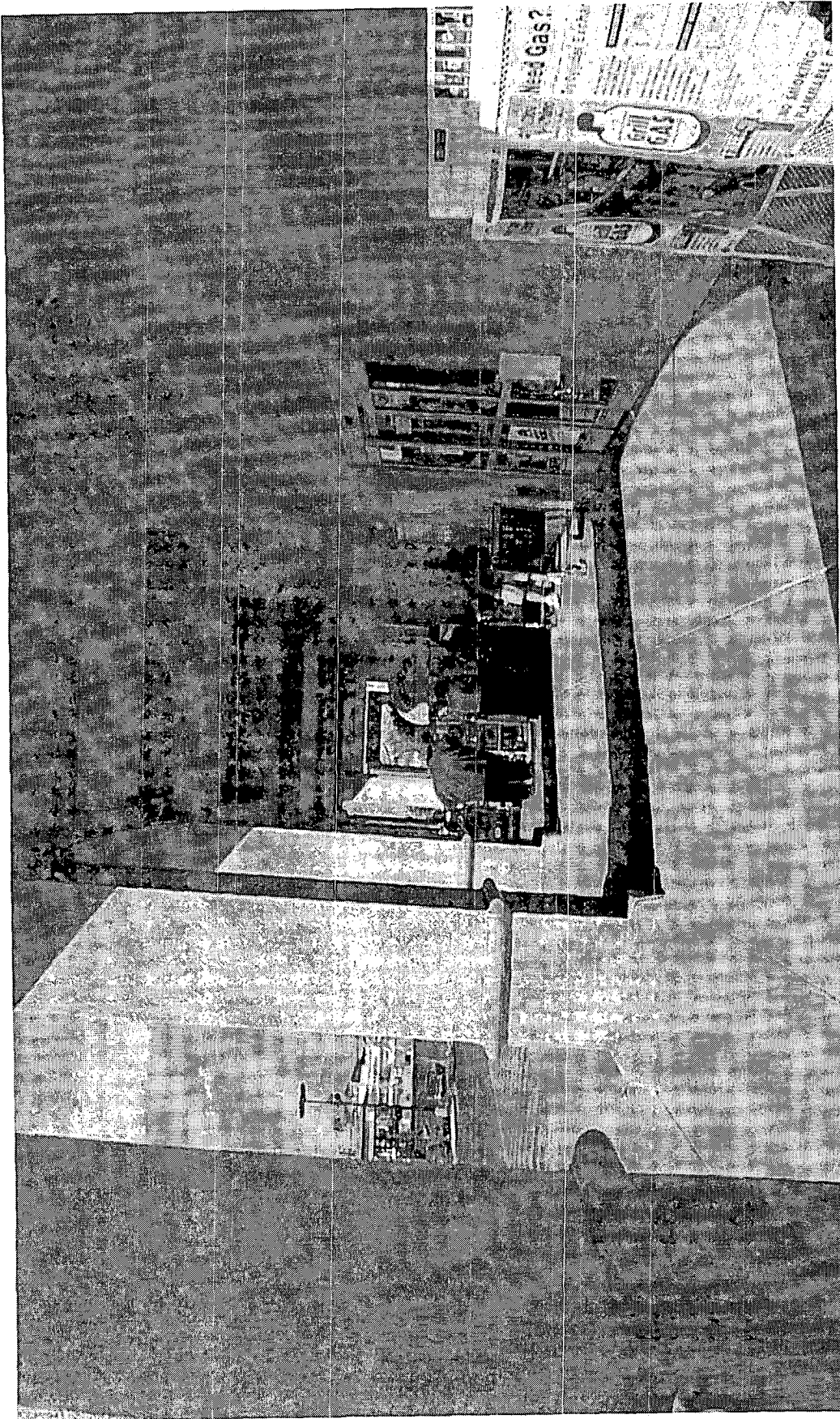
10

1

1
2



U-0159-00 - CAM-MAC, LIMITED LIABILITY COMPANY
Looking northwest from parking lot of Lowes



U-0159-00 - CAM-MAC, LIMITED LIABILITY COMPANY
Looking west through canopy of Lowes

City of Las Vegas

Agenda Item No.: 96

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0164-00 - DCL CORPORATION ON BEHALF OF SOUTHERN NEVADA MUSIC COMPANY - Request for a Special Use Permit FOR THE SECONDHAND SALE OF USED MUSICAL INSTRUMENTS on property located at 1881 South Rainbow Boulevard (APN: 163-03-703-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald). The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****RECOMMENDATION:**

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LISA WESSELL, 2248 Almart Circle, enthusiastically asked for approval of this item.

TOM MCGOWAN, Las Vegas Resident, verified with MS. WESSELL that the instrument sales do not include trumpets.

No one appeared in opposition.

There was no further discussion.

City of Las Vegas

Agenda Item No.: 96

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 96 -- U-0164-00

MINUTES – Continued:

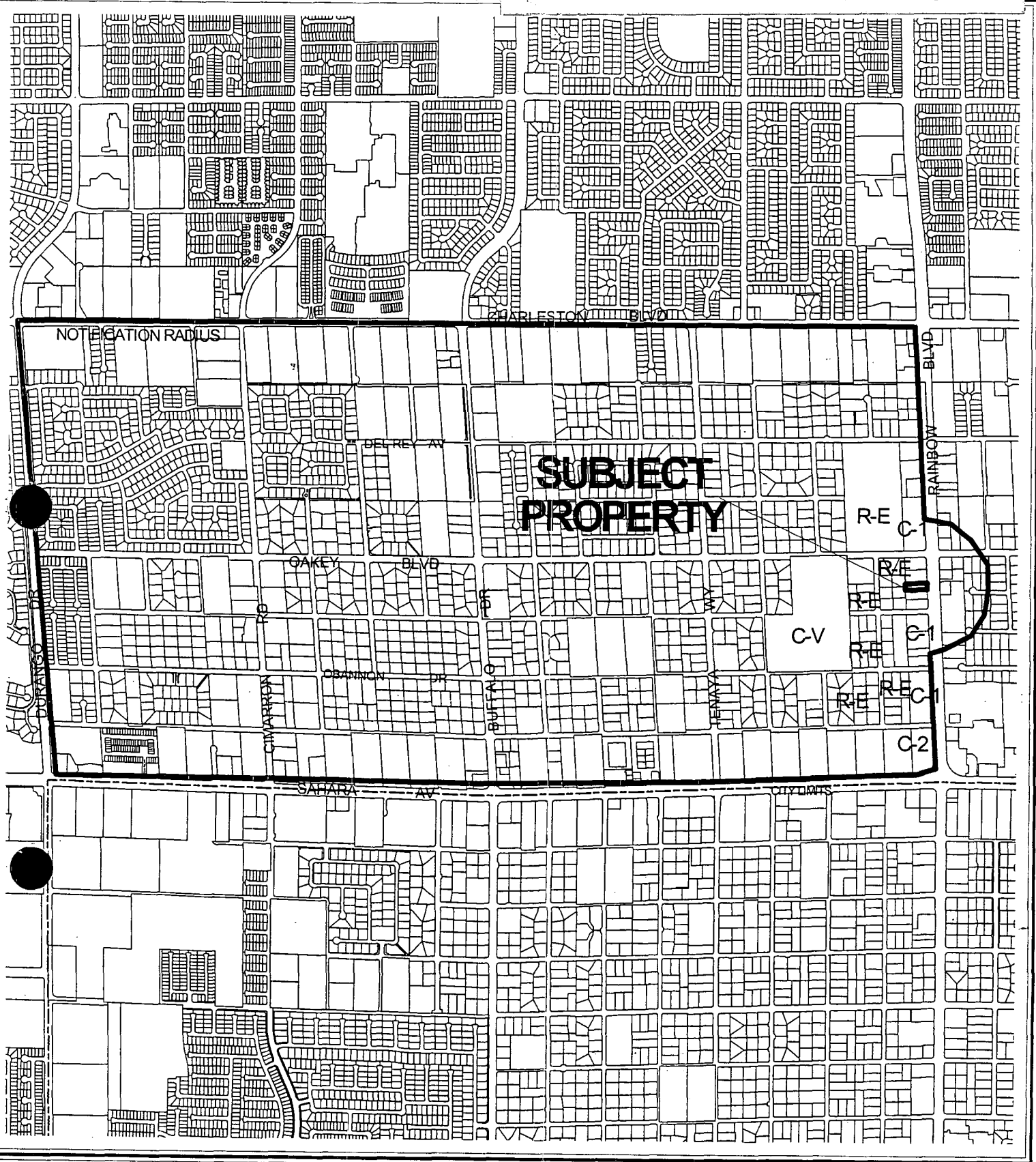
MAYOR GOODMAN declared the Public Hearing closed.

(1:44 - 1:46)

4-572

CONDITIONS:

1. No outdoor display, sales or storage of any merchandise is permitted.
2. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **U-0164-00**

RADIUS: SPECIAL

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL)
GENERAL PLAN DESIGNATION] UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 1000 2000 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0164-00 - DCL Corporation on behalf of Southern Nevada Music Company**

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

1. No outdoor display, sales or storage of any merchandise is permitted.
2. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

U-0164-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Special Use Permit on property located at 1881 South Rainbow Boulevard for a secondhand dealer of musical instruments. The applicant's justification letter states that they have been in operation for years in Clark County and have recently relocated to the City of Las Vegas.

BACKGROUND DATA:

02/24/97 The City Council approved a Rezoning (Z-0132-96) from N-U (Non-Urban) to C-1 (Limited Commercial).

09/14/98 The City Council approved a Site Development Plan Review [Z-0132-96(1)] for a proposed 9,600 square foot retail building.

DETAILS OF APPLICATION REQUEST:

Site Area	0.44	Acres
Building Area	9,600	Square Feet

Access is provided to the site by two existing driveways from Rainbow Boulevard. The existing retail center is located in the center of the site. The parking areas are located to the east and west of the retail center. Existing landscape planters are situated adjacent to the property lines and adjacent to the building.

The structure is a two-story building consisting of white split-face block and white mortar accented with tan split-face block and tan mortar with a flat roof. The front of the building consists of a one-story building with a gambrel style roof with metal sheet roofing. The site is located on Rainbow Boulevard, a primary thoroughfare, planned for commercial use and development. The surrounding properties are zoned for and improved with commercial uses.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1 (Limited Commercial)	Offices
South	C-1 (Limited Commercial)	Retail
East	U (Undeveloped) [SC (Service Commercial) General Plan Designation] under ROI to C-1 (Limited Commercial)	Retail
West	R-E (Residence Estates)	Single-Family Residential

U-0164-00 - Page Two
November 15, 2000 City Council Meeting

ANALYSIS AND FINDINGS:

ZONING

Staff finds the proposed sale of secondhand furniture is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

USE

Section 19A.04.050 of the City of Las Vegas Zoning Code requires that secondhand-dealers shall conform to the following:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. This use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

Staff finds the proposed use is in conformance with the requirements set forth in the Las Vegas Zoning Code (Title 19A).

FINDINGS

In order to approve a Special Use Permit application, pursuant to Section 19A.18.060(L) of the City of Las Vegas Municipal Code, the Planning Commission or City Council must affirm all of the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Staff finds the proposed secondhand dealer use can be operated in a manner that is harmonious and compatible with the surrounding commercial uses. Section 19A.04.040 of the City of Las Vegas Zoning Code requires that there be no outdoor display, sales or storage of any merchandise.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

U-0164-00 - Page Three
November 15, 2000 City Council Meeting

Staff finds there are no physical constraints to the location of the proposed use as the site is already developed with an existing retail building.

3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."

Staff finds the proposed use will served by Rainbow Boulevard, a 100-foot wide primary arterial roadway.

4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

Staff finds the proposed secondhand dealer will not compromise the public health, safety, and welfare because business sales are subject to ongoing City licensing and enforcement.

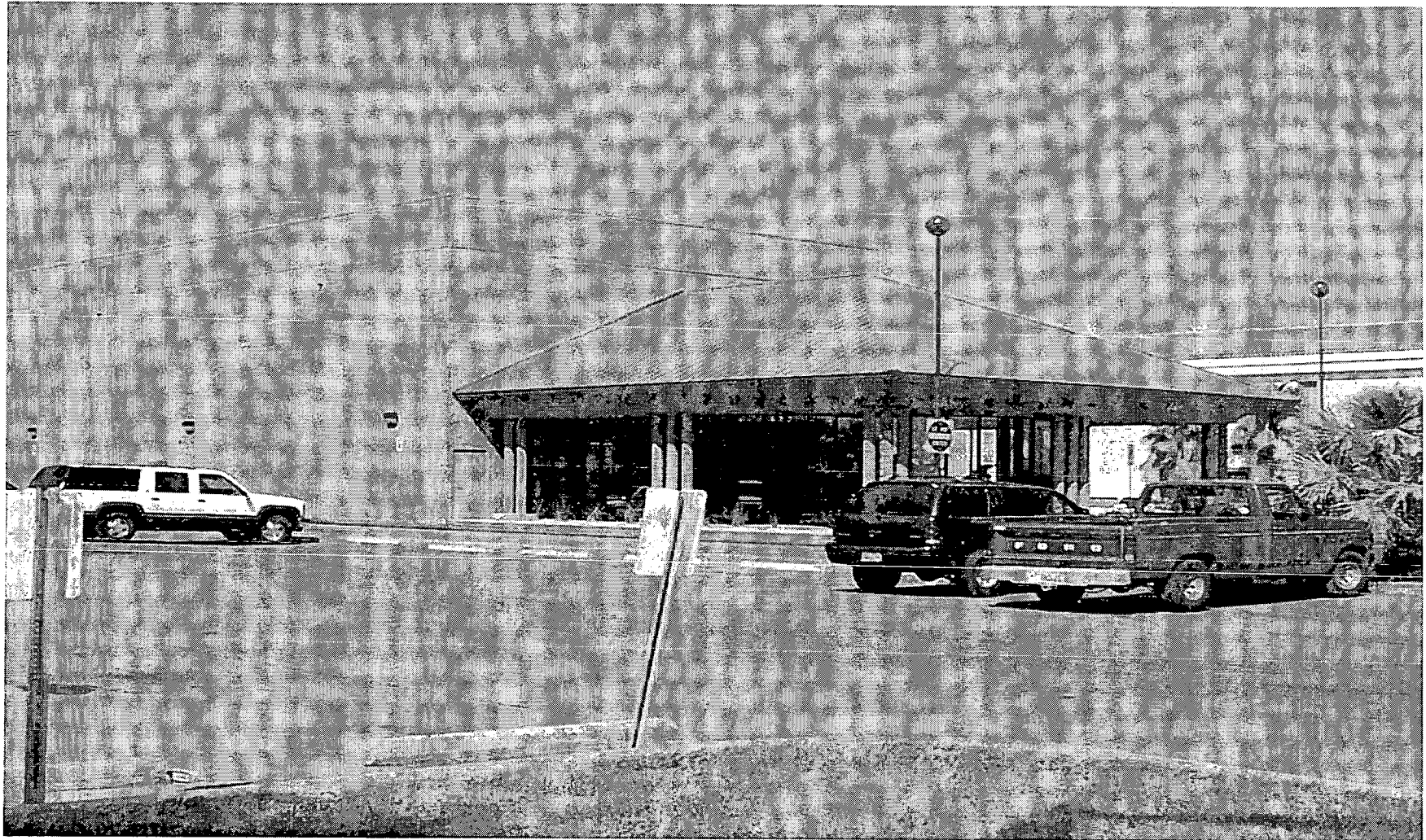
NOTICES MAILED 1,922 by City Clerk

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	YES	YES
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO
<i>Metro - Crime Prevention</i>	YES	NO	NO



U-0164-00 - DCL CORPORATION ON BEHALF OF SOUTHERN NEVADA MUSIC COMPANY

Looking northwest from Rainbow Boulevard

City of Las Vegas

Agenda Item No.: 97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: NOVEMBER 15, 2000****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0074-00 - LABORER'S INTERNATIONAL UNION OF NORTH AMERICA, LOCAL 872 - Request for a Rezoning FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial) on 3.03 Acres at 4211 East Bonanza Road (APN's: 140-31-501-004 through 008), PROPOSED USE: Training Center, Ward 3 (Reese). The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: TOM McGOWAN's comments related to Item 97 [Z-0074-00] and Item 98 [Z-0074-00(1)] are made a part of the Final Minutes under Item 97 [Z-0074-00].

MOTION:

REESE - APPROVED subject to conditions – UNANIMOUS with MAYOR GOODMAN not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARY DRURY, Schreck Morris, 300 South Fourth Street, Suite 1200, appeared together with FRANK BENEDETTO, President of the Laborer's Union and the two architects, KEN CHOW and SHERILYN HIDALGO, who worked on the project. She concurred with all staff's condition related to Item 97 [Z-0074-00]. However, she requested that Condition #4 in Item 98 [Z-0074-00(1)] be amended to reflect the reduction of split face block to seven feet and four inches to line up with the doorways and that Condition #6 be amended to eliminate the

City of Las Vegas

Agenda Item No.: 97

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 97 – Z-0074-00

MINUTES – Continued:

freestanding monument signage requirement and replace it with a four-foot wide translucent panel on the building. Additionally, she presented a revised plan, which reflected the building at 17,324 square feet versus the original request for 19,785 square feet and requested that that be approved. The difference reflected the elimination of the front building.

TOM MCGOWAN, Las Vegas resident, commented that vocational training is substantial and contributes to the socio-economical viability of the community, equal access to justice opportunity and enjoyment of a higher quality of life. He stated that the Laborer's Union should be commended for their contribution to the well-being of their trainees and felt that this rendering is in full conformance with aesthetic values.

TODD FARLOW, 240 North 19th Street, stated that at the Planning Commission meeting the issue of imposing glare of this building was brought up making it look like a warehouse and it was suggested that the exterior steel structure be textured to give it a more appealing look. He asked if this would be possible.

AL GALLEGOS, citizen of Las Vegas, stated that he cared neither for the original version of the building nor the revised plan. He feels the neighborhood should have a nicer looking building than what is proposed. With the additional landscaping, he believes it would dramatically enhance the look since it currently looks plain.

There was no discussion.

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: See related Item 98 [Z-0074-00(1)] for additional discussion.

(2:28 - 2:37)

4-2195

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The existing Resolution of Intent (ROI) zonings on this site are expunged.

Public Works

3. Sign and record an Administrative Joining for the underlying lot lines.

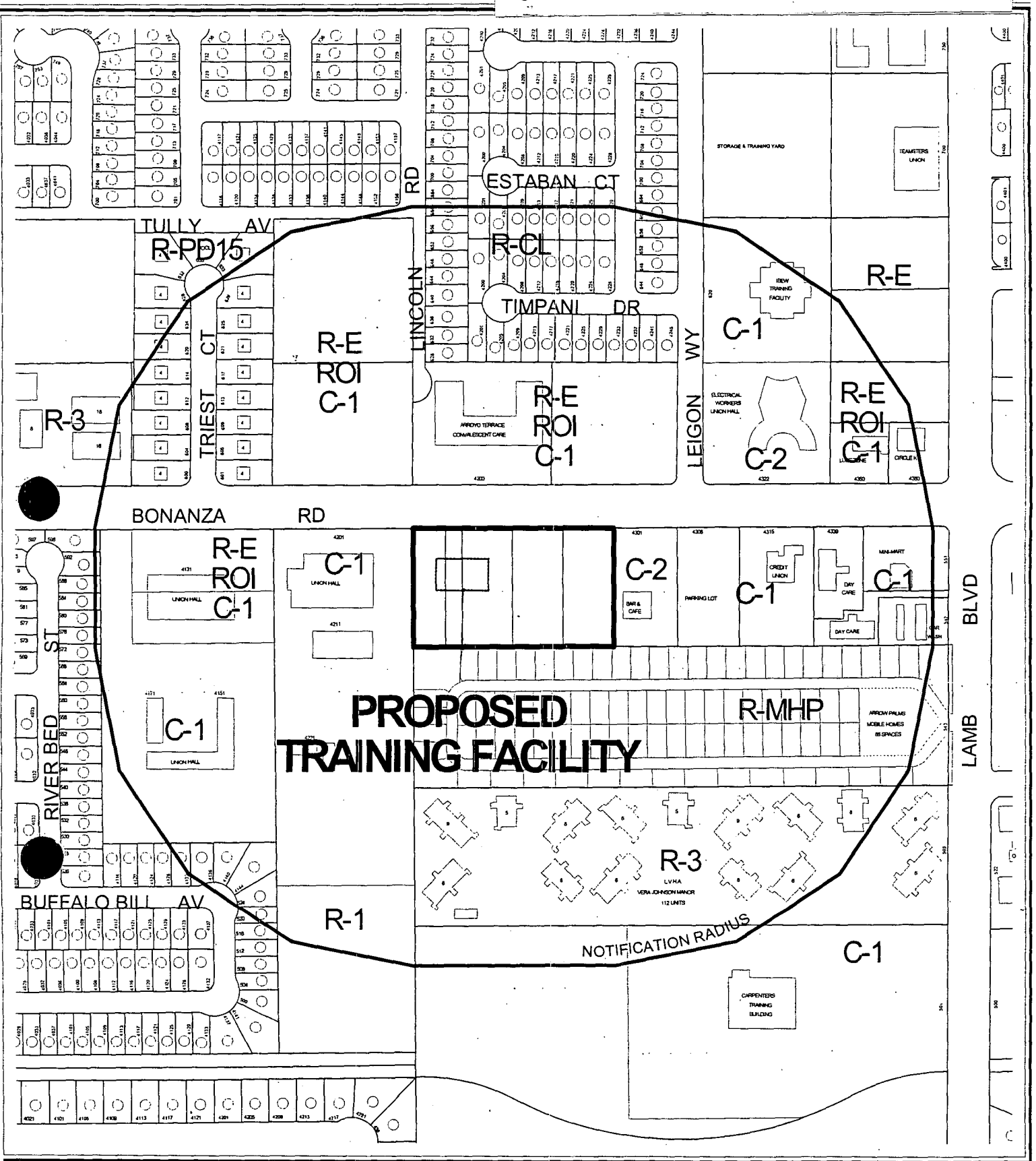
CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Planning & Development

Item 97 – Z-0074-00

CONDITIONS – Continued:

4. Remove all substandard public street improvements, such as the existing asphalt sidewalk, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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 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.
6. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.



CASE: Z-0074-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

000 97

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0074-00 - Laborer's International Union of North America, Local 872**

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The existing Resolution of Intent (ROI) zonings on this site are expunged.

Public Works

3. Sign and record an Administrative Joining for the underlying lot lines.
4. Remove all substandard public street improvements, such as the existing asphalt sidewalk, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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 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.

Z-0074-00 - Page Two
November 15, 2000 City Council Meeting

6. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Z-0074-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) Zone and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to C-1 (Limited Commercial) on a 3.03 acre site on the south side of Bonanza Road, approximately 840 feet west of Lamb Boulevard. The applicant has requested this Rezoning with a Site Development Plan Review as the applicant considers the site to be an appropriate location for a training facility. The applicant also stated that this laborers training facility will provide much needed training opportunities for their members.

BACKGROUND DATA

- 11/20/96 The City Council approved a Rezoning (Z-0105-96) from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed 51,224 square foot, one-story mini-storage facility.
- 12/08/97 The City Council approved an Extension of Time on an approved Rezoning [Z-0105-96(1)] for an approved 51,224 square foot, one-story mini-storage facility.
- 10/12/00 The Planning Commission approved a Site Development Plan Review [Z-0074-00(1)] for a proposed 19,785 square foot Union Training Facility.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates) under ROI to C-1 (Limited Commercial)	Commercial/Undeveloped
East	C-2 (General Commercial)	Tavern
South	R-MHP (Residential Mobile Home Park)	Mobile Home Park
West	C-1 (Limited Commercial)	Hodcarriers Union Hall

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated SC (Service Commercial) on the Southeast Sector Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is consistent with this current designation.

Z-0074-00 - Page Two
November 15, 2000 City Council Meeting

ZONING

Staff finds the requested C-1 (Limited Commercial) zoning is consistent with the SC (Service Commercial) General Plan Designation. Staff finds the proposed C-1 (Limited Commercial) zoning will allow the proposed Union Training Center as a permitted use.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

The subject site is currently designated SC (Service Commercial) on the Southeast Sector Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is consistent with this current designation.

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."**

Staff finds that the type of uses allowable under the requested C-1 (Limited Commercial) zoning will be of similar intensity to the adjacent Commercial uses and zoning districts to the north, east, and west. Staff also finds with proper buffering, this use can be compatible with the residential uses to the south of the site.

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

Staff finds that this is one of the last undeveloped pieces of property along this portion of Bonanza Road. Furthermore, along both sides of this property along Bonanza Road, the properties are zoned for commercial uses.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

Staff finds the abutting street, Bonanza Road, is developed as a Primary (100-foot) roadway with adequate capacity for traffic generated by training facility uses on the subject site.

Z-0074-00 - Page Three
November 15, 2000 City Council Meeting

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

STAFF

Z-0074-00 Z-0074-00
10-12-00 PC

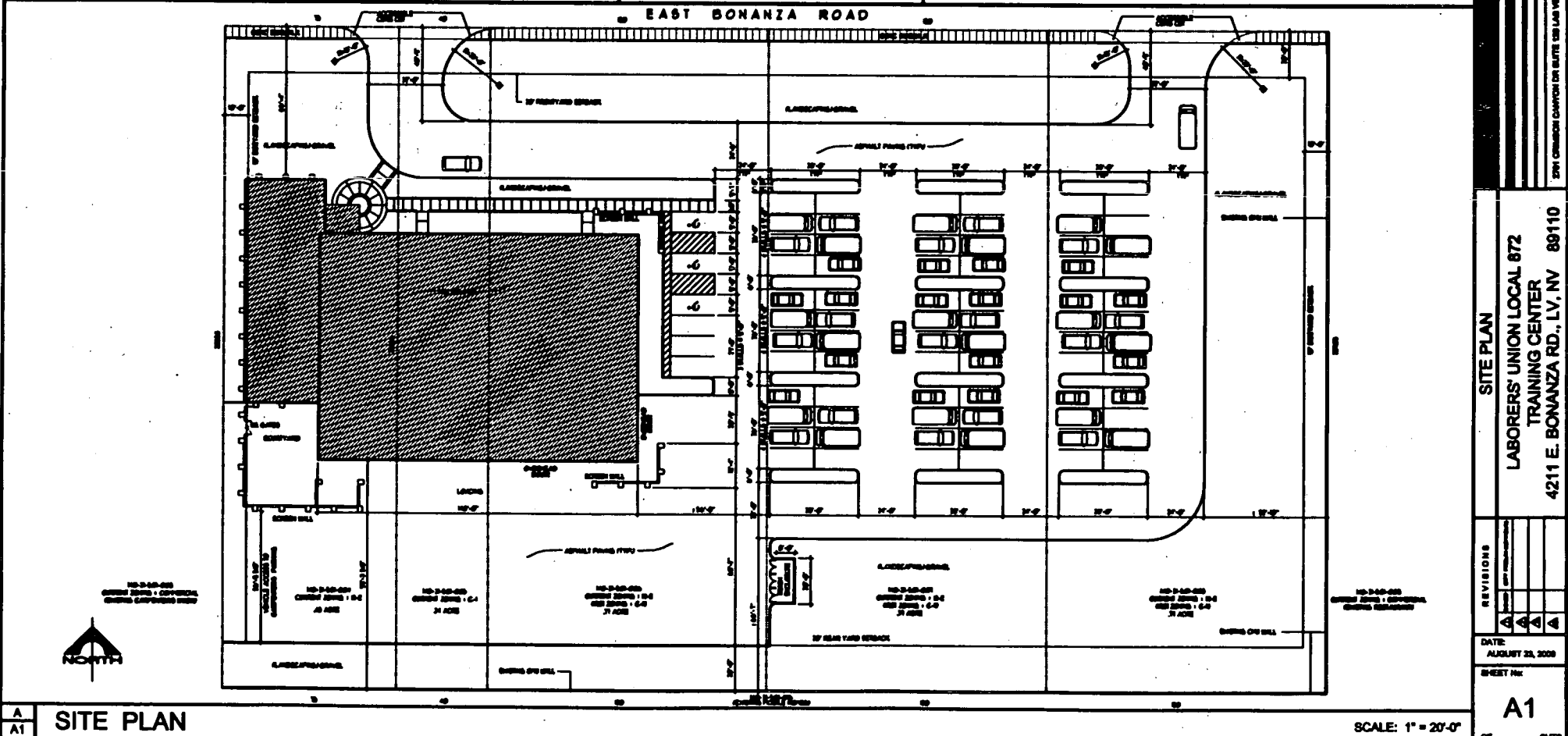
LABORERS' UNION LOCAL 872 TRAINING CENTER

APN NO'S 140-31-501-004, 005, 006, 007, 008

PROJECT DATA LOCATION: LAS VEGAS, NV ADDRESS: 4211 E. BONANZA ROAD JURISDICTION: CITY OF LAS VEGAS ZONE: C-1-R SITE AREA: 1000 SQ. FT. (250 ACRES) GROUND LEVEL BUILDING AREA: 1000 SQ. FT. BUILDING SITE RATIO: 100% COFFINRY CLASSIFICATION: A-1-B CONSTRUCTION TYPE: 1-A ALLOWABLE AREA INCREASE: LOCATION ON PROPERTY: FOR INFORMATION ON 3 SIDES - 100' THEREFORE MAX. INCREASE: 1 (100-200) 100% + 100' 100% + 100% DEVELOPMENT (TWO STORY): 100% TOTAL INCREASE ALLOWED: 700% HEIGHT AND NUMBER OF STORIES: 2 STORY (100') GENERAL NOTE: THERE SHALL BE NO TRAILERS EXERCISED IN EXTERIOR YARDS		PARKING LOCATION: OFFICE ADDRESS: 4211 E. BONANZA ROAD FIRST FLOOR PAVED BEARS: 60 SECOND FLOOR PAVED BEARS: 10 TOTAL PAVED BEARS: 70 TRUCK SCHOOL: 100' 100' 100' TRUCK SCHOOL: 100' 100' 100' TOTAL NUMBER OF REQUIRED PARKING: 60 TOTAL NUMBER PROVIDED: 70 TOTAL NUMBER OF REQUIRED UNDEVELOPPED PARKING: 10 TOTAL UNDEVELOPPED PARKING: 10 NOTE: ALL SURROUNDING DIVISIONS ARE APPROXIMATE AND DO NOT REPRESENT THE SURVEY DATA.		PROJECT AREAS FIRST FLOOR BATHHOUSE: 1000 SQ. FT. FIRST FLOOR OFFICE: 1000 SQ. FT. SECOND FLOOR AREAS: 1000 SQ. FT. PROJECT TOTAL: 3000 SQ. FT.	
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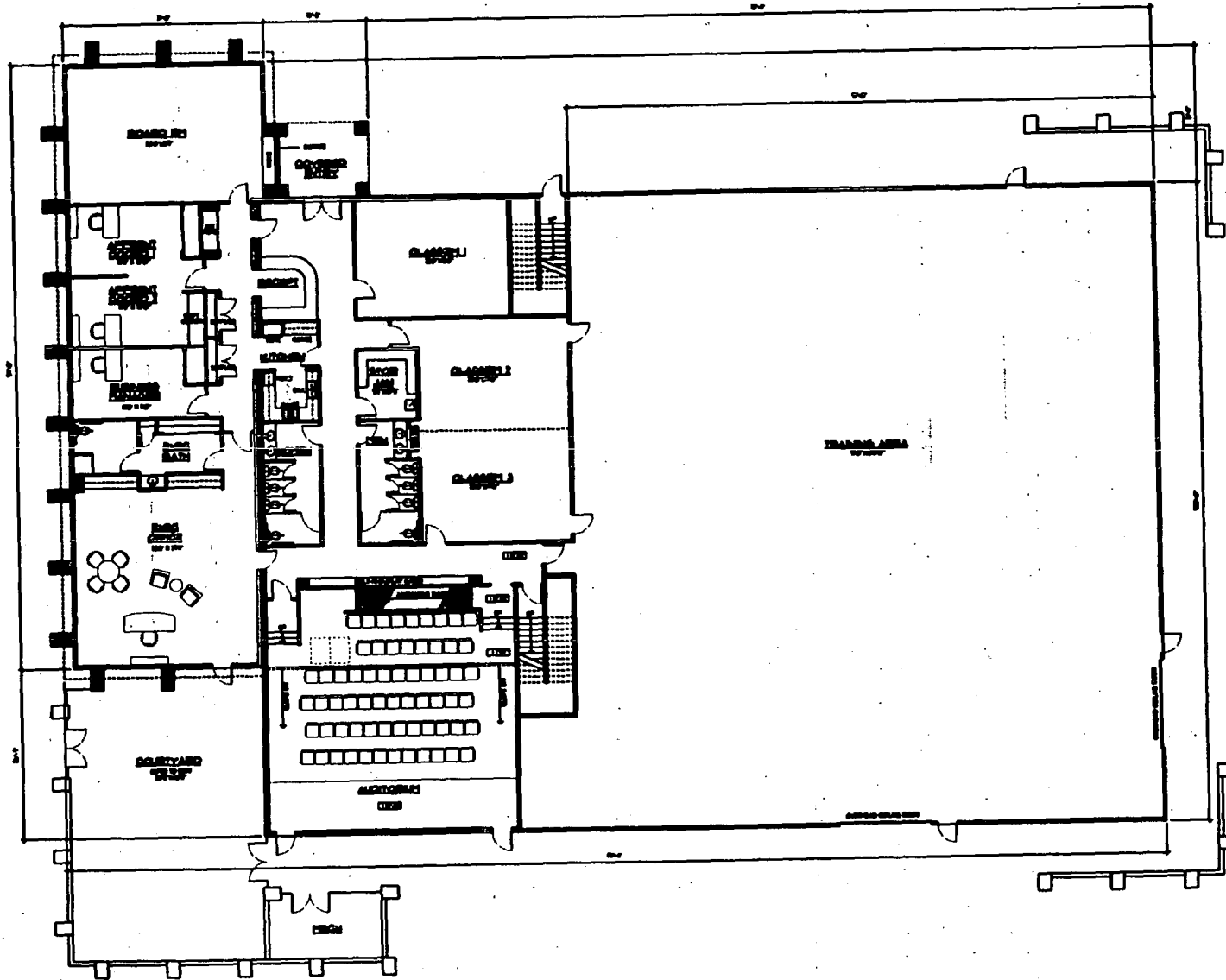
FIRST FLOOR AREAS

SECOND FLOOR AREAS



A1 SITE PLAN

SCALE: 1" = 20'-0"



A
A2

FIRST FLOOR PLAN

REVISIONS

DATE:
AUGUST 23, 2000

SHEET No.

A2

FIRST FLOOR PLAN

LABORERS' UNION LOCAL 872

TRAINING CENTER

4211 E. BONANZA RD., LV, NV 89110

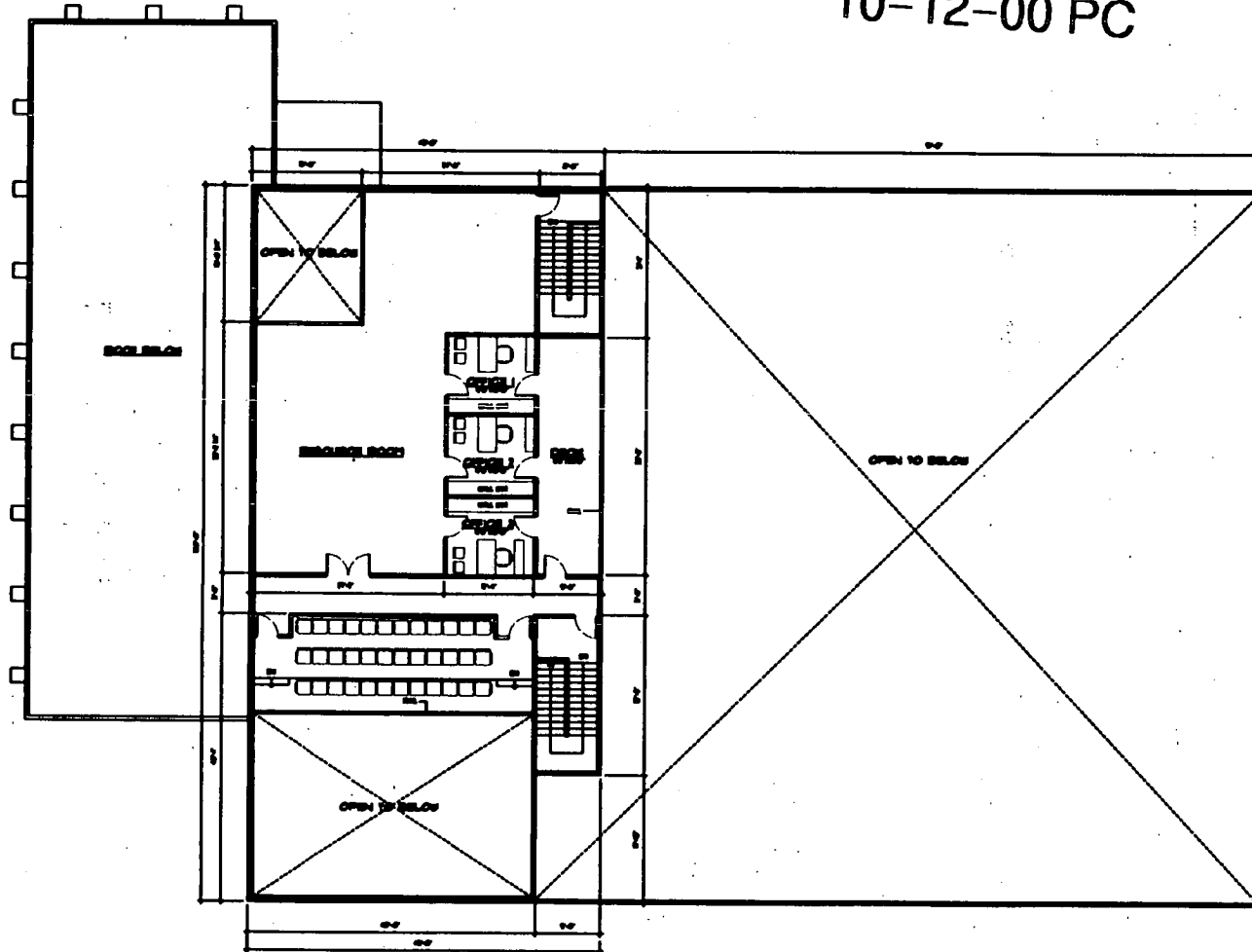
PHONE: (702) 894-4200

2001 COUNCIL OFFICE OF ELITE CO. LAS VEGAS, NV 89101

Z-0074-00

STAFF

Z-0074-00(1)
10-12-00 PC

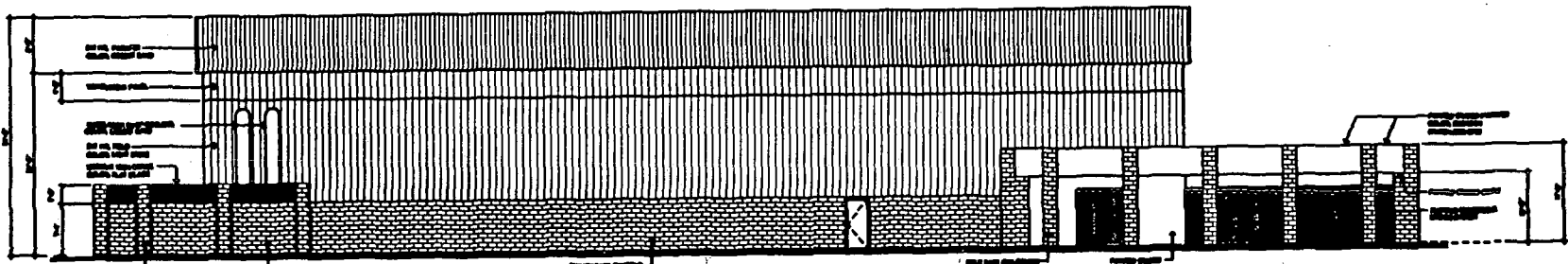


A3 SECOND FLOOR PLAN

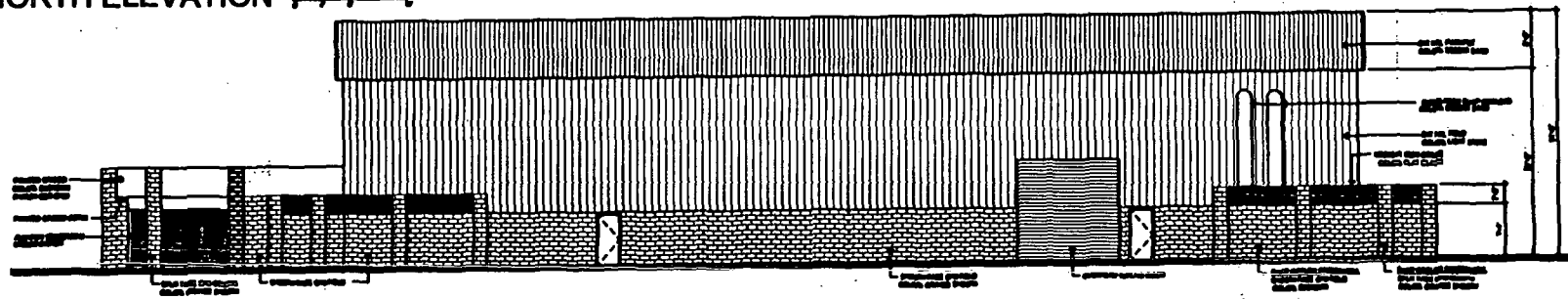
SECOND FLOOR PLAN
LABORERS' UNION LOCAL 872
TRAINING CENTER
4211 E. BONANZA RD., LV, NV 89110

REVISIONS	DATE	SHEET No.
1	AUGUST 23, 2000	A3

A3

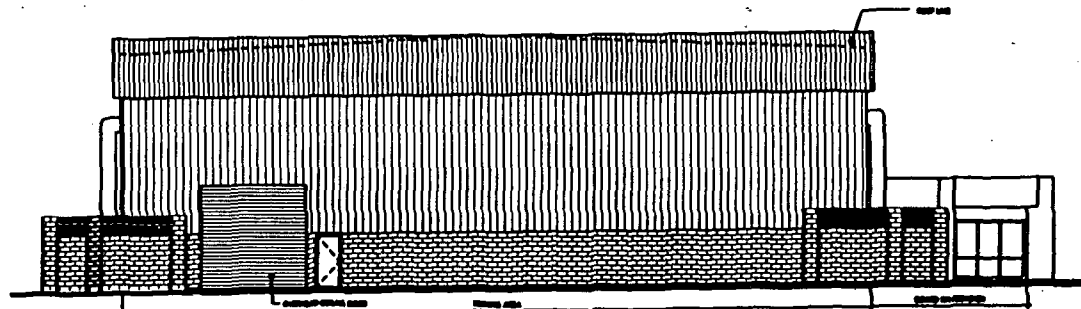


NORTH ELEVATION



SOUTH ELEVATION

STAFF



EAST ELEVATION

Z-0074-00

Z-0074-00(1)

10-12-00 PC



WEST ELEVATION

2001 CHARTER CHARTER DE BLUTE 100 LAS VEGAS, NV 89708 PHONE (702) 881-4500		EXTERIOR ELEVATIONS		LABORERS' UNION LOCAL 872 TRAINING CENTER 4211 EAST BONANZA RD., LAS VEGAS, NV	
REVISIONS					
DATE	8/23/00				
SHEET NO.	A4				
OF	5/13				

STAFF

Z-0074-00

Z-0074-00(1)

10-12-00 PC

LANDSCAPE LEGEND

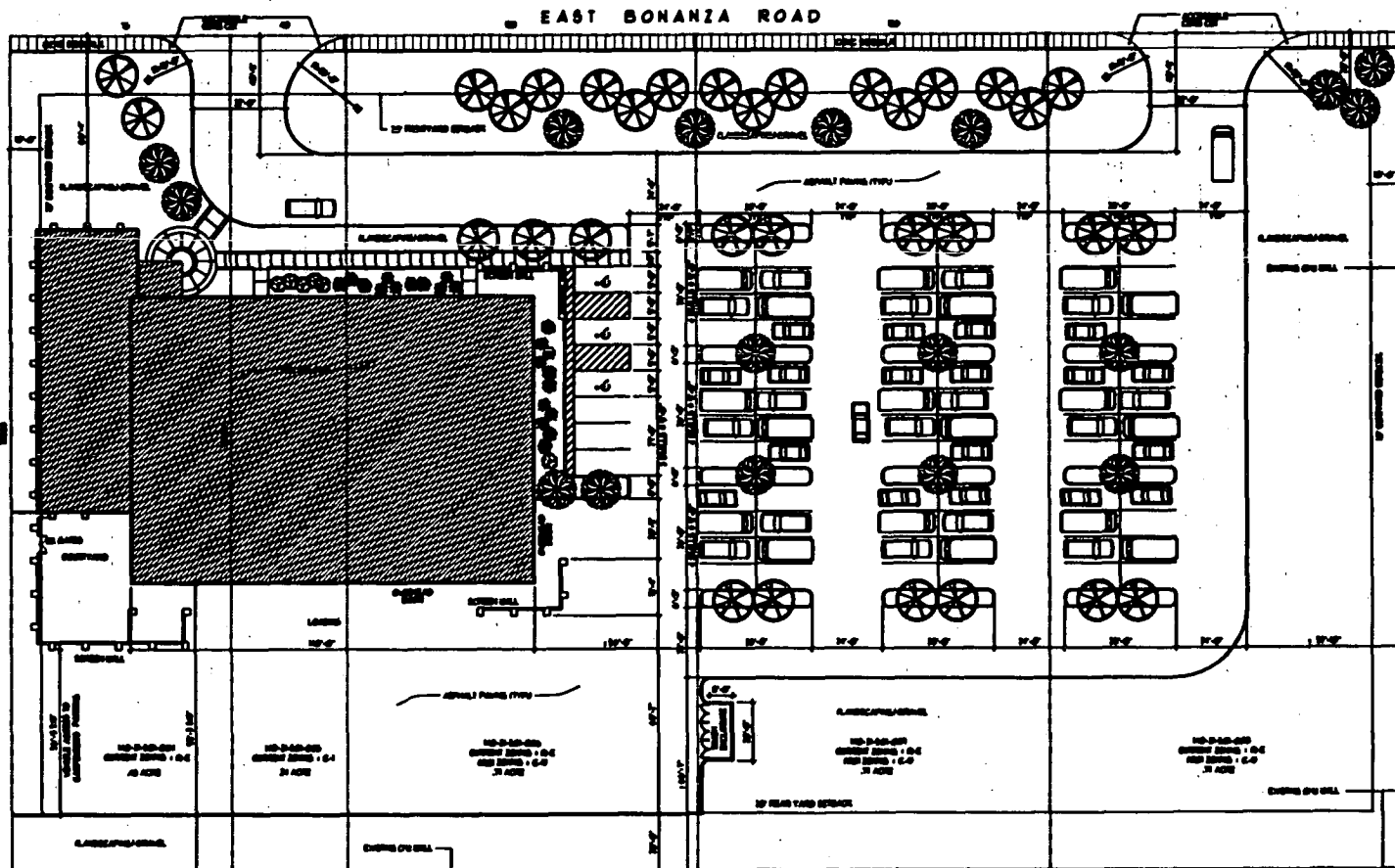
PLANT MATERIALS - SHRUBS

-  BLUE GERANIUM - 8 GALLON
-  DWARFED RED SAGE
-  DWARFED RED SAGE
-  DWARFED RED SAGE

PLANT MATERIALS - TREES

-  DWARFED RED SAGE
-  DWARFED RED SAGE
-  DWARFED RED SAGE
-  DWARFED RED SAGE

NOTE: ALL PLANTING AREAS SHALL HAVE 2" THICK LAYER OF 1/2" CRUSHED DECORATIVE STONE.



LANDSCAPE PLAN

LABORERS' UNION LOCAL 872
TRAINING CENTER
4211 E. BONANZA RD., LV, NV 89110

REVISIONS

DATE

BY

DATE

BY

L1

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Z-0074-00 AND Z-0074-00(1) - LABORER'S INTERNATIONAL UNION OF NORTH AMERICA, LOCAL 872

Looking southwest from intersection of Bonanza Road and Legion Way



Z-0074-00 AND Z-0074-00(1) - LABORER'S INTERNATIONAL UNION OF NORTH AMERICA, LOCAL 872

Looking southeast from Bonanza Road

[Item 9.2] (LABORERS UNION / REESE)
 * 1987 - Tom McGowan, LAB LEADS RESIDENT.

In addition to Academic Education, Vocational Training is also substantially contributive to the socio-economic viability of the community, and ^{to} equal access to justice, opportunity and the enjoyment of a higher quality of life by persons with gain the benefit of skilled vocational training. The Laborers Union should be commended for providing this important contribution to the well-being of the trades, and of the entire community.

I recommend Approval.

Thank you.

City of Las Vegas

Agenda Item No.: 98

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0074-00(1) - PUBLIC HEARING
- **Z-0074-00(1) - LABORER'S INTERNATIONAL UNION OF NORTH AMERICA**

LOCAL 872 - Request for a Site Development Plan Review and a Waiver of the Landscaping Requirements FOR A PROPOSED 19,785 SQUARE FOOT TRAINING FACILITY on 3.03 Acres at 4211 East Bonanza Road (APN'S: 140-31-501-004 through 008), R-E (Residence Estates) Zone and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), proposed C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (3-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (3-1 vote) and staff recommend APPROVAL, subject to conditons.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: TOM McGOWAN's comments related to Item 97 [Z-0074-00] and Item 98 [Z-0074-00(1)] are made a part of the Final Minutes under Item 97 [Z-0074-00].

MOTION:

REESE - APPROVED subject to conditions, amending Conditions No. 4 and 6 as follows:

4. The building elevations shall be revised to depict *7 feet, 4 inches* of split face block with alternating bands of smooth face block on the lower portion of the building.
6. *Eliminate the freestanding monument signage requirement and provide for and be limited to one wall signage, translucent, back lit.* And the following added conditions:
 - *There shall be no future requests for additional signage on this property.*
 - *The applicant shall submit to the Planning Department the revised plan as presented to City Council. Such revised plan shall depict the proposed Training Facility to be 17,324 square feet.*

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 98 – Z-0074-00(1)

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARY DRURY, Schreck Morris, 300 South Fourth Street, Suite 1200, appeared together with FRANK BENEDETTO, President of the Laborer's Union and the two architects, KEN CHOW and SHERILYN HIDALGO.

COUNCILMAN REESE assured AL GALLEG0 that there would be a substantial amount of landscaping as called in Condition #3. ROBERT GENZER, Acting Deputy Director, Planning & Development Department, asked that the applicant submit the revised plan as presented depicting the 17,324 square feet building. He clarified with ATTORNEY DRURY that there would be no signage whatsoever other than the wall sign on this site and that a condition be added that there be no future requests for additional signage on this property.

There was no further discussion.

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: See related Item 97 [Z-0074-00] for additional discussion.

(2:29 - 2:38)

4-2195

CONDITIONS:

Planning and Development

1. The site plan shall be revised to depict the trash enclosure a minimum of fifty (50) feet from any residentially zoned property.
2. The landscape plan shall be amended to indicate a minimum of ten (10) 24-inch box trees planted along both the eastern and western property line spaced thirty feet on-center; and to indicate a minimum of twenty-four (24) 24-inch box trees along the southern property line spaced twenty feet on-center.
3. The landscape plan shall be amended to portray a total of six (6) additional 24-inch box trees within the parking lot landscape islands that only have one tree shown.
4. The building elevations shall be revised to depict eight feet of split face block with alternating bands of smooth face block on the lower portion of the building.

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 98 -- Z-0074-00(1)

CONDITIONS – Continued:

5. The building elevations and/or the site plan shall be revised to comply with Section 19A.08.060(B) Residential Adjacency Requirements.
6. Freestanding signage shall be limited to one monument sign, with a maximum height of eight feet, on Bonanza Road. The sign shall utilize materials and colors reflecting the building design. Wall signage shall not be allowed.
7. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. The easterly driveway connecting this site to Bonanza Road shall be relocated to be either opposite from the existing driveway on the north side of Bonanza Road or be offset a minimum of 220 feet.
10. Site development to comply with all applicable conditions of approval for Rezoning Action Z-74-00 and all other site-related actions.

Standard Conditions

11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

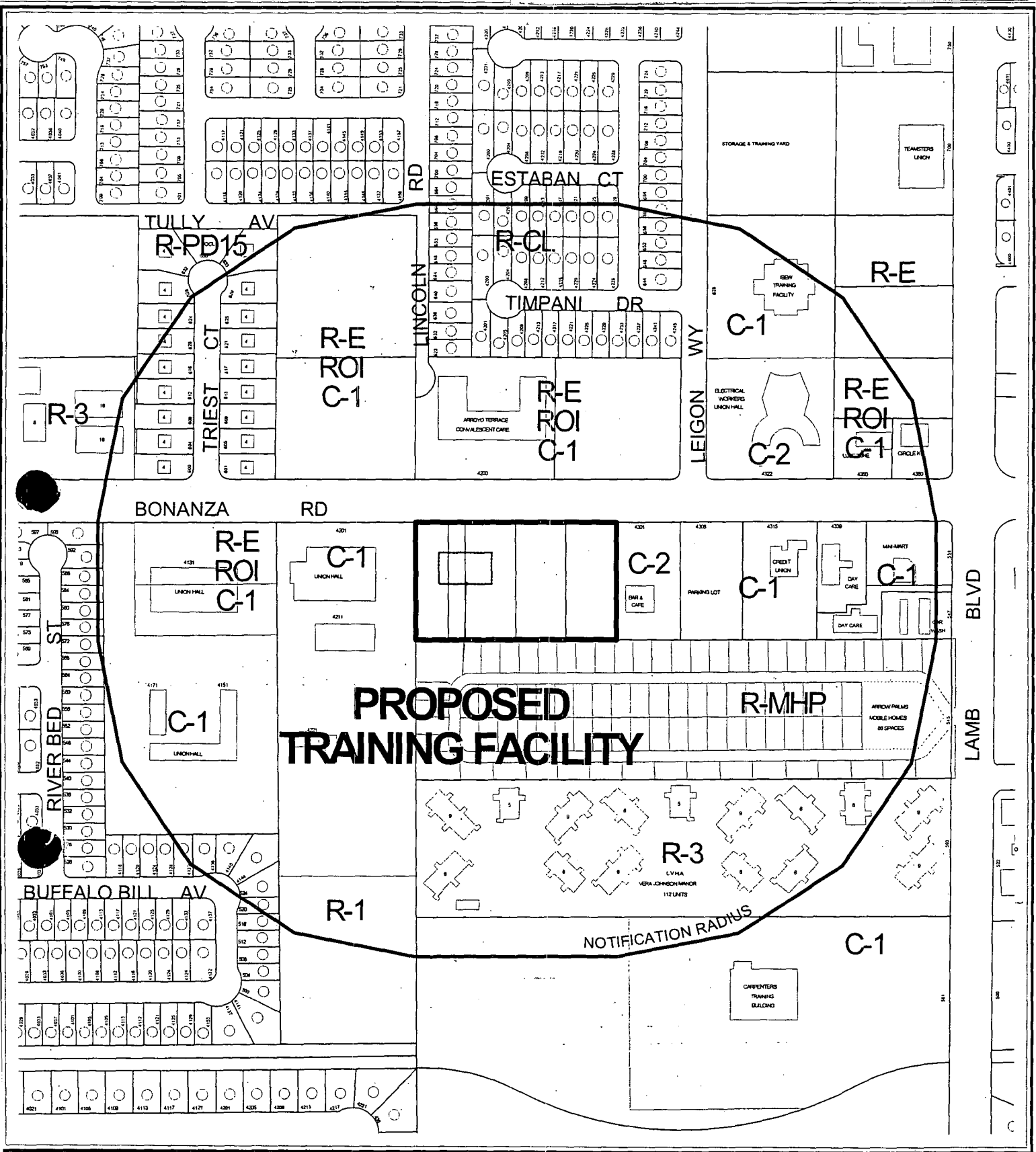


Agenda Item No.: 98

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 98 – Z-0074-00(1)

CONDITIONS - Continued:

14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.



CASE: Z-0074-00(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION
OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

98



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0074-00(1) - Laborer's International Union of North America, Local 872**

**** CONDITIONS ****

The Planning Commission (3-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to depict a the trash enclosure a minimum of fifty (50) feet from any residentially zoned property.
2. The landscape plan shall be amended to indicate a minimum of ten (10) 24-inch box trees planted along both the eastern and western property line spaced thirty feet on-center; and to indicate a minimum of twenty-four (24) 24-inch box trees along the southern property line spaced twenty feet on-center.
3. The landscape plan shall be amended to portray a total of six (6) additional 24-inch box trees within the parking lot landscape islands that only have one tree shown.
4. The building elevations shall be revised to depict eight feet of split face block with alternating bands of smooth face block on the lower portion of the building.
5. The building elevations and/or the site plan shall be revised to comply with Section 19A.08.060(B) Residential Adjacency Requirements.
6. Freestanding signage shall be limited to one monument sign, with a maximum height of eight feet, on Bonanza Road. The sign shall utilize materials and colors reflecting the building design. Wall signage shall not be allowed.
7. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Z-0074-00(1) - Page Two
November 15, 2000 City Council Meeting

9. The easterly driveway connecting this site to Bonanza Road shall be relocated to be either opposite from the existing driveway on the north side of Bonanza Road or be offset a minimum of 220 feet.
10. Site development to comply with all applicable conditions of approval for Rezoning Action Z-74-00 and all other site-related actions.

Standard Conditions

11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Z-0074-00(1) - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review of a proposed 19,785 square foot office building, located on a 3.03-acre site on the south side of Bonanza Road, approximately 840 feet west of Lamb Boulevard. The applicant has requested a Rezoning with this Site Development Plan Review as the applicant considers the site to be an appropriate location for a Union Training Facility.

BACKGROUND DATA

- 11/20/96 The City Council approved a Rezoning (Z-0105-96) from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed 51,224 square foot, one-story mini-storage facility.
- 12/08/97 The City Council approved an Extension of Time on an approved Rezoning [Z-0105-96(1)] for an approved 51,224 square foot, one-story mini-storage facility.
- 10/12/00 The Planning Commission approved a Rezoning (Z-0074-00) FROM: R-E (Residence Estates) zone and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial).

DETAILS OF APPLICATION REQUEST

Site Area	3.03	Acres
Total Building Floor Area	19,785	Square Feet
First Floor Building Area	16,818	Square Feet
Second Floor Building Area	2,967	Square Feet
FAR	0.127	
Building Height	34	Feet (2 stories)
Parking Required	69	Spaces (including 3 handicap accessible)
Parking Provided	75	Spaces (including 3 handicap accessible)
Loading Required	1	Space
Loading Provided	1	Space

Z-0074-00(1) - Page Two
November 15, 2000 City Council Meeting

Access to the site will be via two driveways along Bonanza Road, one on the east side of the property, and one on the west side of the property. The landscaping plan depicts landscaping within a thirty-five foot wide planter along the Bonanza Road frontage. Landscaping is also portrayed within five-foot wide island planters within the parking lots. Within the planters are depicted 24-inch box trees spaced unevenly along the Bonanza Road Frontage. However, no landscaping, other than decorative stone, is indicated along the side and rear property lines.

The elevations for the proposed building depict a warehouse looking building with exterior walls of sheet metal painted in a light stone color, accented with a metal parapet painted sand colored. The roof consists of a slightly sloped roof shielded by the parapet. The elevations of the office portion of the building portray beige colored stucco wall construction with split-face CMU block accents between windows, and a flat roof.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates) under ROI to C-1 (Limited Commercial)	Commercial/Undeveloped
East	C-2 (General Commercial)	Tavern
South	R-MHP (Residential Mobile Home Park)	Mobile Home Park
West	C-1 (Limited Commercial)	Hodcarriers Union Hall

ANALYSIS & FINDINGS

ZONING

Staff finds the requested C-1 (Limited Commercial) zoning is consistent with the SC (Service Commercial) General Plan Designation. Staff finds the proposed C-1 (Limited Commercial) zoning will allow the proposed Union Training Center as a permitted use.

SITE PLAN

The submitted site plan proposes vehicular access from one driveway off of Bonanza Road. Pursuant to Section 19A.08.060 of the Las Vegas Municipal Code, the site plan should be revised to depict the trash enclosure a minimum of fifty-feet away from any residentially zoned property.

Z-0074-00(1) - Page Three
November 15, 2000 City Council Meeting

LANDSCAPE PLAN

Staff finds that the proposed landscape plan does not meet the intent of Title 19A.12.060 commercial development requirements. Pursuant to the Urban Design Guidelines and Standards, a minimum eight foot wide planter shall be provided along all side and rear property lines. Within the planters there shall be one 24-inch box tree thirty-feet on-center where adjacent to commercial, and one 24-inch box tree twenty-feet on-center where adjacent to residential. Therefore based on this ratio: a total of ten 24-inch box trees shall be planted along both the east and west property lines, and a total of twenty-four 24-inch box trees shall be planted along the south property line adjacent to residential. Staff also recommends the applicant submit a revised landscape plan depicting six additional 24-inch box trees within the landscape islands that only show one tree, within the parking lot.

ELEVATIONS

Staff finds the submitted elevations depict a warehouse-style building with sheet metal wall construction. Pursuant to Section 19A.08.060 of the Las Vegas Municipal Code, any non-residential building shall maintain a 3:1 proximity slope away from any residentially zoned property. Therefore, this building is 34 feet tall and requires a setback of 102 feet from the residentially zoned property. In this case, staff finds the building is only setback 99 feet from the residential property and is not in compliance with the Residential Adjacency Requirements. Staff suggests the elevation be revised to depict a building that is two-feet shorter (a total height of 32 Feet) which would require a setback of 96 feet and would therefore be in compliance with this requirement. Additionally, staff has concerns over the submitted elevations for the building. Staff suggests that an exterior of stucco would be a more appropriate building material. Another option would be split face block with alternating bands of smooth face block for accent. Therefore, the applicant shall submit a revised set of building elevations portraying either stucco or block exterior for the full height of the building.

SIGNAGE

In an attempt to reduce the visual clutter potentially resulting from tall freestanding signage placed along the Bonanza Road street frontage, freestanding signage should be limited to one monument sign, with a maximum height of eight feet, on Bonanza Road. The sign should utilize materials and colors reflecting the building design. Wall signage is discouraged.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

Z-0074-00(1) - Page Four
November 15, 2000 City Council Meeting

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

Staff finds the proposed office use may not be appropriate adjacent to residential uses, unless substantial visual buffering and outside lighting measures are incorporated. Staff therefore recommends, if this request is approved, the conditions presented below regarding provision of larger landscape planters and limitations on building and parking lot lighting to enhance compatibility between this project and adjacent residential uses.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below regarding mechanical screening, and revisions to the landscape plan resulting in wider planters.

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

The proposed site plan shows one access point onto Rancho Drive, a site access plan staff finds will minimize any potential impact with the adjacent residential neighborhood roadways by restricting traffic circulation directly between this site and the residential neighborhood to the west.

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

Staff finds the submitted building elevations and landscaping demonstrate adequate visual consistency with the surrounding residential neighborhood, in that the submitted materials depict appropriate façade design and provide adequate landscape buffering.

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."**

Staff finds the submitted building elevations and landscaping demonstrate an aesthetically pleasing overall site layout, in that the submitted materials depict appropriate façade design and provide adequate landscape buffering.

Z-0074-00(1) - Page Five
November 15, 2000 City Council Meeting

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

Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

SCHRECK MORRIS

ATTORNEYS AT LAW

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300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

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PAUL D. COLTON
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PETER J. BECKER, JR.
REBECCA A. RISSE

October 20, 2000

VIA HAND DELIVERY

City of Las Vegas
City Clerk
4th Street at Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK
2000 OCT 20 P 4:39

Re: **Further Appeal of Planning Commission Condition #6 on Site Development Plan Review Application Z-0074-00(1) and appeal of missing condition on same (noted as missing from 10/13/00 Andrew Reed letter received 10/19/00)**

Dear Sir/Madam:

Please accept this letter as an appeal to condition #6 of matter #Z-0074-00(1), which condition was approved by the Planning Commission at its October 12, 2000 meeting, and which currently reads:

6. Freestanding signage shall be limited to one monument sign, with a maximum height of eight feet, on Bonanza Road. The sign shall utilize materials and colors reflecting the building design. Wall signage shall not be allowed.

The applicant desires to utilize wall signage in lieu of a monument sign, which plans will be prepared and ready to be presented to the City Council, at the November 15, 2000, when the City Council hears this application's companion application for rezoning, Z-0074-00. The wall signage will be more compatible with the building than a monument sign, as well as less obtrusive.

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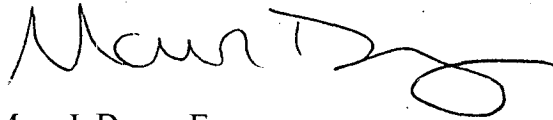
SCHRECK MORRIS
ATTORNEYS AT LAW

City of Las Vegas
City Clerk
October 20, 2000
Page - 2 -

Additionally, a condition (to eliminate the single story frontage building while retaining the two story training center) that was approved at the podium by the Planning Commission was omitted from the October 13, 2000 summary letter from Andrew P. Reed of the City of Las Vegas Planning Development Department. This appeal seeks reinstatement of that condition. Revised plans will be prepared and presented to the City Council at its November 15, 2000 meeting.

Thank you for your attention to this matter. Please call me with any questions whatsoever.

Sincerely,



Mary J. Drury, Esq.
for SCHRECK MORRIS

MJD\jc

cc (via fax): Andy Reed, Current Planning
Frank Benedetto
Ken Chow

City of Las Vegas

Agenda Item No.: 99

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****ABEYANCE ITEM - RESCIND PREVIOUS ACTION - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0021-99 - MALIBU DEVELOPMENT CORPORATION -**

Request by the City Council to Rescind the Previous Action which struck this item from the agenda to amend a portion of the West Las Vegas Plan on property located at 2200 West Bonanza Road, From: SC (Service Commercial) and ML (Medium-Low Density Residential), to: H (High Density Residential), Size: 3.80 Acres, Ward 5 (Weekly), APN: 139-29-704-028, 029 and part of 030. Staff has no recommendation for this item

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Hearing Officer Meeting

City Council Meeting

RECOMMENDATION:

Staff has no recommendation for this item.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:**BROWN - APPROVED to rescind previous action -- UNANIMOUS with MAYOR GOODMAN, M. McDONALD, and L.B. McDONALD not voting****MINUTES:**

COUNCILMAN REESE declared the Public Hearing open.

JAY BROWN appeared representing the applicant and stated that the applicant accepts all of the conditions imposed.

COUNCILMAN BROWN stated that since he was on the original board when this item was first presented, he is one of two council members who can rescind this item.

No one appeared in opposition.

City of Las Vegas

Agenda Item No.: 99

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 99 -- GPA-0021-99 - Rescind

MINUTES – Continued:

There was no further discussion.

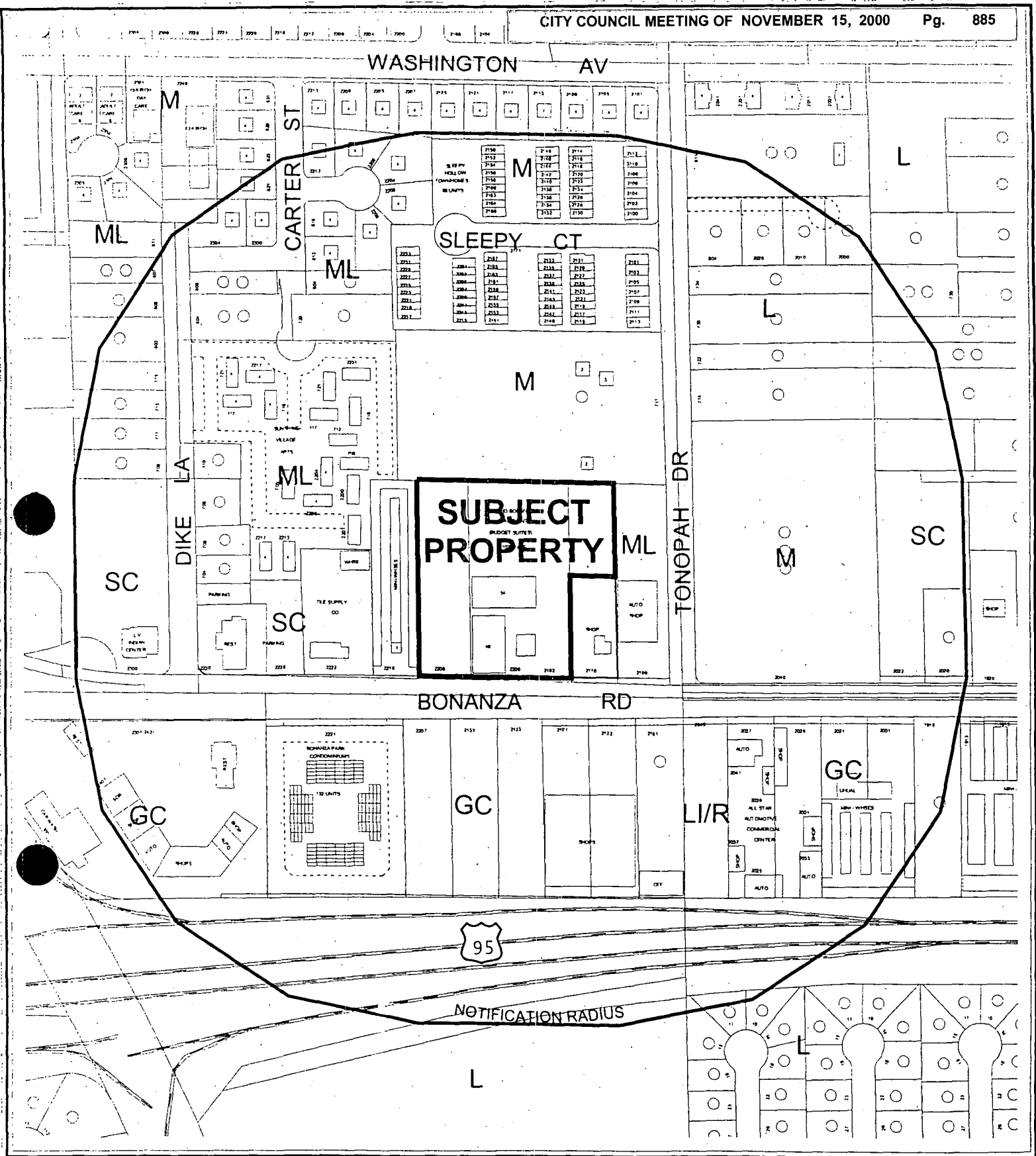
COUNCILMAN REESE declared the Public Hearing closed.

NOTE: See related Items 100 [Z-0036-99-Rescind], Item 101 [GPA-0021-99] and Item 102 [Z-0036-00] for related discussion.

(2:38 - 2:39)

4-2598

WASHINGTON AV



CASE: GPA-0021-99

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL) AND ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED TO: H (HIGH DENSITY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - GPA-0021-99 - Malibu Development Corporation

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

THIS APPLICATION HAS BEEN PLACED ON THE AGENDA BY COUNCILMAN WEEKLY.

**** CONDITIONS ****

Staff has no recommendation for this item.

GPA-0021-99 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is to amend the West Las Vegas Plan from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential) on property located at 2200 West Bonanza Road, and was filed in conjunction with a rezoning request from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential) for the purpose of adding an additional 90 apartments to an existing 102 unit apartment complex and to provide additional parking for the entire project. The applicant did not provide justification for the requested amendment.

BACKGROUND DATA

- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. Within this document, the subject parcel was designated Highway Oriented and General Commercial.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. Within this document, the subject parcel was designated Low Density at 3 to 7 dwelling units per acre.
- 08/07/85 The City of Las Vegas adopted Community Profiles: A component of the short-range plan phase of the General Plan. Within this document, the subject parcels were designated SC (Service Commercial).
- 03/12/92 The City of Las Vegas adopted the City of Las Vegas General Plan. The subject property was designated as ML (Medium-Low Density Residential) and SC (Service Commercial).
- 03/02/94 The City of Las Vegas adopted the West Las Vegas Neighborhood Plan. The subject property was designated as ML (Medium-Low Density Residential) and SC (Service Commercial).
- 08/18/99 The City Council denied a request to Amend the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and denied a request for a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

GPA-0021-99 - Page Two
November 15, 2000 City Council Meeting

03/15/00 The City Council struck a request to rescind the previous action and struck a request to re-hear an Amendment to the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and struck a request to rescind the previous action and struck a request to re-hear a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

DETAILS OF APPLICATION REQUEST

Site Area (Existing):	2.2	Acres
Site Area (Proposed):	1.6	Acres
Site Area (Total):	3.8	Acres

EXISTING LAND USE

Subject Property:	Apartments & Undeveloped
North:	Residential Duplex & Tri-Plex
South:	Undeveloped & Vet Clinic
East:	Auto Repair
West:	Mini Warehouse

PLANNED LAND USE

Subject Property:	SC (Service Commercial) & ML (Medium-Low Density Residential)
North:	ML (Medium-Low Density Residential) & M (Medium Density Residential)
South:	LI/R (Light Industry/Research & GC (General Commercial)
East:	SC (Service Commercial) & ML (Medium-Low Density Residential)
West:	SC (Service Commercial) & ML (Medium-Low Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES

Subject Property:	R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment)
North:	R-1 (Single Family Residential)
South:	R-E Residence Estates) under ROI to C-M (Commercial/Industrial) & R-E Residence Estates) under ROI to C-2 (General Commercial)
East:	C-1 (Limited Commercial) & C-M (Commercial/Industrial)
West:	C-1 (Limited Commercial) & R-1 (Single Family Residential)

GPA-0021-99 - Page Three
November 15, 2000 City Council Meeting

ANALYSIS AND FINDINGS

The subject parcels are located on the north side of Bonanza Road, approximately 115 feet west of Tonopah Drive. Bonanza Road is classified as a primary roadway, with a designated right-of-way of 100 feet according to the adopted Master Plan of Streets and Highways. Tonopah Drive is a local collector street with a designated right-of-way of 60 feet. This project is an expansion of an existing short-term rental multi-family project with direct access to Bonanza Road.

A request to enlarge the existing development was denied by the City Council in September, 1998, under a General Plan Amendment (GPA-25-98) to H (High Density Residential) and a Rezoning (Z-42-98) to R-4 (High Density Residential) on the property adjacent to the north of the subject site. The record for the denial of the requests cited resident concerns regarding the lack of services in the vicinity of the project, the impact to the street network, impact to schools, and the effect on the lower density apartments and single family uses in the area. Staff finds these concerns are valid in regard to the current request, and therefore recommends denial.

Staff finds the request will be inconsistent with the goals of the West Las Vegas Plan. One of the goals of the West Las Vegas Plan is to maintain and improve property values throughout West Las Vegas. Staff finds that "spot" designations of an individual property, to a commercial designation or to higher density residential designation, are generally not compatible with adjacent uses and are not in conformance with the West Las Vegas future land use plan, and are counter to this goal. Staff finds this request will result in a "spot" designation. The West Las Vegas Plan also encourages the development of owner occupied housing rather than rental properties.

Staff finds that this request is not compatible with land uses in the surrounding area. A 90-unit addition to the existing apartment complex, in a relatively small area, could have a negative impact on the areas schools, roads, parks, and other services. The site area is under transition, and staff finds the addition of studio and one-bedroom apartments could have negative impacts on redevelopment of the neighborhood.

There does exist sewer and water service to the subject properties. The closest elementary school is approximately ¼ mile away, the closest middle school is about ½ mile away, and the closest high school is about 2 miles from the subject properties. The nearest fire station is ½ mile away and the closest park is one mile from this proposal.

GPA-0021-99 - Page Four
November 15, 2000 City Council Meeting

Staff recommends denial of this request to amend the West Las Vegas Plan for the following reasons:

1. Objective 1 of the West Las Vegas Plan is to maintain and improve property values throughout West Las Vegas; "spot" designations of an individual property, to a commercial designation or to higher density residential designation, are generally not compatible with adjacent uses and are not in conformance with the West Las Vegas future land use plan, and are counter to Objective 1.
2. Policy 1.1 of the Land Use Element of the West Las Vegas Plan states "Do not allow Rezoning for land uses other than those designated on the West Las Vegas Proposed Future Land Use Plan unless there is adequate justification to amend the Land Use Plan". Staff finds adequate justification for this request has not been demonstrated.
3. Policy 1.2 of the Housing Element of the West Las Vegas Plan encourages the development of increased owner occupied housing rather than rental housing. Staff finds the request is counter to Policy 1.2.
4. The H (High Density Residential) land use category is appropriate in the downtown urban core, and is not appropriate on a site located outside of the area intended for higher-density uses and on the periphery of the downtown area.

NOTICES MAILED 203 by Planning Department

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: 100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - RESCIND PREVIOUS ACTION - REZONING RELATED TO
 GPA-0021-99 - PUBLIC HEARING - **Z-0036-99 - MALIBU DEVELOPMENT**

CORPORATION - Request by the City Council to Rescind the Previous Action which struck this item from the agenda for a Rezoning on property located at 2200 West Bonanza Road, From: R-E (Residence Estates), R-1 (Single Family Residential) and R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-5 (Apartment), To: R-4 (High Density Residential), Proposed Use: 90 ADDITIONAL APARTMENTS TO AN EXISTING 102 UNIT APARTMENT COMPLEX, Size: 3.80 Acres, Ward 5 (Weekly), APN: 139-29-704-028, 029 and part of 030. Staff has no recommendation for this item

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

--	--

Hearing Officer Meeting

--	--

City Council Meeting

0	
---	--

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

--

Hearing Officer Meeting

--

City Council Meeting

0

RECOMMENDATION:

Staff has no recommendation for this item.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

BROWN - APPROVED to rescind previous action -- UNANIMOUS with MAYOR GOODMAN, M. McDONALD, and L.B. McDONALD not voting

MINUTES:

COUNCILMAN REESE declared the Public Hearing open.

JAY BROWN appeared representing the applicant and stated that the applicant accepts all of the conditions imposed.

COUNCILMAN BROWN reaffirmed that since he was on the original board when this item was first presented, he is one of two council members who can rescind this item.

City of Las Vegas

Agenda Item No.: 100

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 100 -- Z-0036-99

MINUTES – Continued:

No one appeared in opposition.

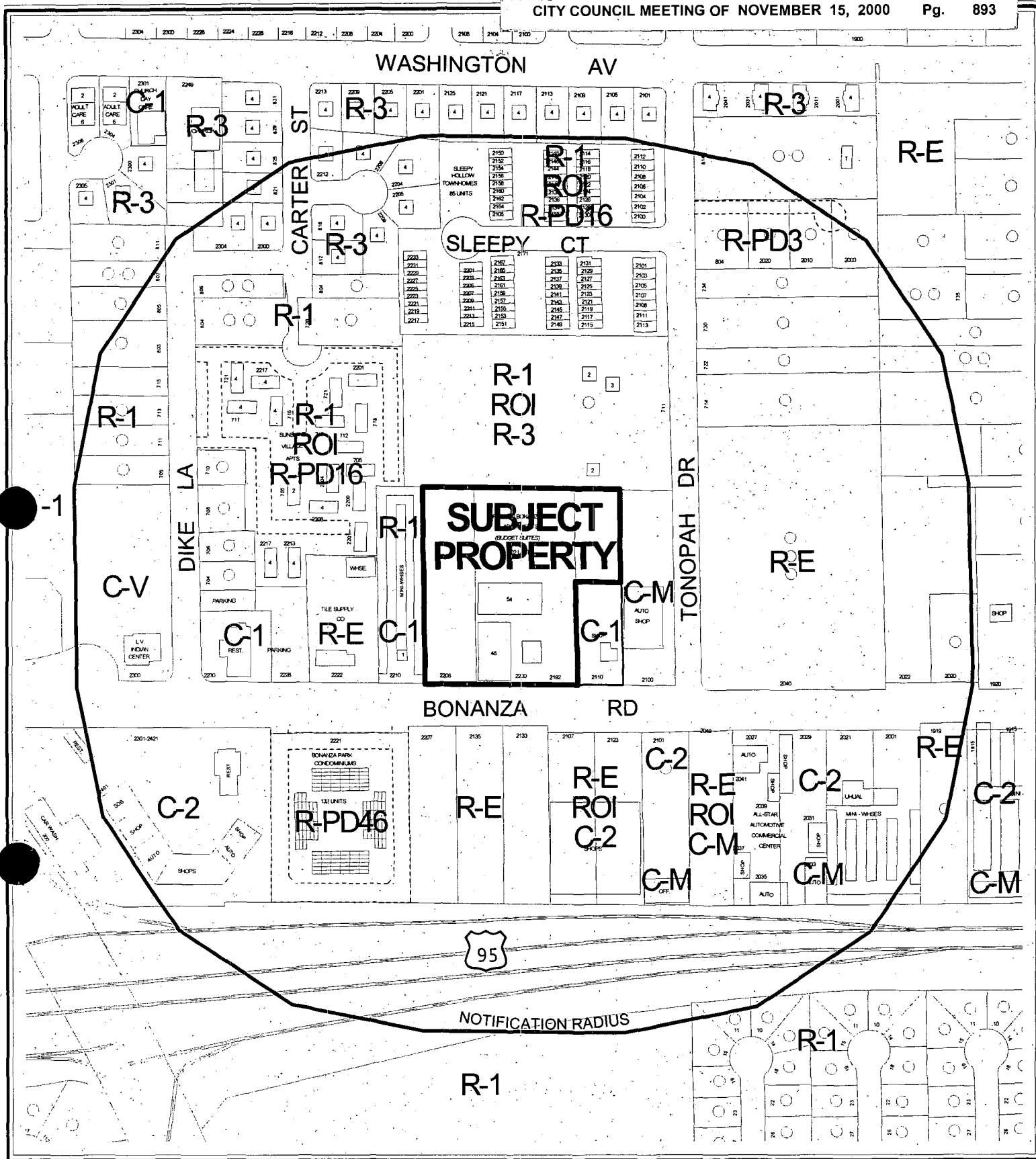
There was no further discussion.

COUNCILMAN REESE declared the Public Hearing closed.

NOTE: See related Item 99 [GPA-001-99-Rescind], Item 101 [GPA-0021-99] and Item 102 [Z-0036-99] for related discussion.

(2:38 - 2:39)

4-2598



CASE: Z-0036-99

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E AND R-1 UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

PROPOSED TO: R-4 (HIGH DENSITY RESIDENTIAL)

0 200 400 Feet

100



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - Z-0036-99 - Malibu Development Corporation**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

THIS APPLICATION HAS BEEN PLACED ON THIS AGENDA BY COUNCILMAN WEEKLY.

**** CONDITIONS ****

Staff has no recommendation for this request.

Z-0036-99 - Page One
November 15, 2000 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST:

This request is for rezoning on property located at 2200 West Bonanza Road from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartments) to R-4 (High Density Residential) for the proposed addition of 90 apartment units to an existing 102 unit apartment complex on 3.8 acres, for an overall density of 50.5 dwelling units per acre. The applicant did not provide a justification for this request.

BACKGROUND DATA

- 02/03/93 The City Council approved a Rezoning (Z-90-92) from R-E (Residence Estates) and R-1 (Single Family Residential) to R-5 (Apartment) on a portion of the subject site.
- 08/18/99 The City Council denied a request to Amend the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and denied a request for a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.
- 03/15/00 The City Council struck a request to rescind the previous action and struck a request to re-hear an Amendment to the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and struck a request to rescind the previous action and struck a request to re-hear a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

DETAILS OF APPLICATION REQUEST:

Site Area (Total):	3.8	Acres
Site Area (Existing):	2.2	Acres
Site Area (Proposed):	1.6	Acres
Number of Units (Total):	192	
Number of Units (Existing):	102	
Number of Units (Proposed):	90	
Proposed Density (Overall):	50.5	Units Per Acre
Total Parking Required:	272	Spaces
Parking Provided:	272	Spaces

Z-0036-99 - Page Two
November 15, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Residential Duplex & Tri-Plex
South:	R-E Residence Estates) under ROI to C-M (Commercial/Industrial) & R-E Residence Estates) under ROI to C-2 (General Commercial)	Undeveloped & Vet Clinic
East:	C-1 (Limited Commercial) & C-M (Commercial/Industrial)	Auto Repair
West:	SC (Service Commercial) & ML (Medium-Low Density Residential)	Mini Warehouse

ANALYSIS & FINDINGS

GENERAL PLAN

The applicant has requested an amendment to the West Las Vegas Plan to H (High Density Residential), which if approved will be consistent with this request for Rezoning to R-4 (High Density Residential). Staff has recommended denial of the General Plan Amendment request based on staff finding that that the request is counter to objectives and policies of the West Las Vegas Plan in that it represents a "spot" designation, adequate justification for the request has not been demonstrated, the request increases rental housing rather than owner occupied housing, and is not appropriate on a site located outside of the downtown core area intended for higher-density uses.

REZONING

Staff finds the proposed R-4 (High Density Residential) zone will allow the proposed multi-family residential development on the site. However, the Rezoning will require concurrent approval of an amendment to the West Las Vegas Plan to an H (High Density Residential) designation on the subject property, which staff has recommended for denial. Therefore, staff also recommends denial of this Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

Staff finds the requested R-4 (High Density Residential) zone will allow the proposed multi-family residential development, subject to concurrent approval of an amendment to the West Las Vegas Plan to an H (High Density Residential) designation on the subject property. Staff finds that the West Las Vegas Plan amendment request is counter to objectives and policies of the West Las Vegas Plan and has recommended denial.

Z-0036-99 - Page Three
November 15, 2000 City Council Meeting

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."**

Staff finds the requested R-4 (High Density Residential) zone will allow the proposed multi-family residential development on the site. However, staff finds the proposed development will not be compatible with adjacent low-intensity commercial and residential uses.

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

Staff finds no justification or need in the area for the proposed multi-family residential development on the site allowable with approval of the requested R-4 (High Density Residential) zone. The area is not a tourist destination or an area designated for high density development as is the downtown core, and therefore staff finds the request to be inappropriate at the subject location.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

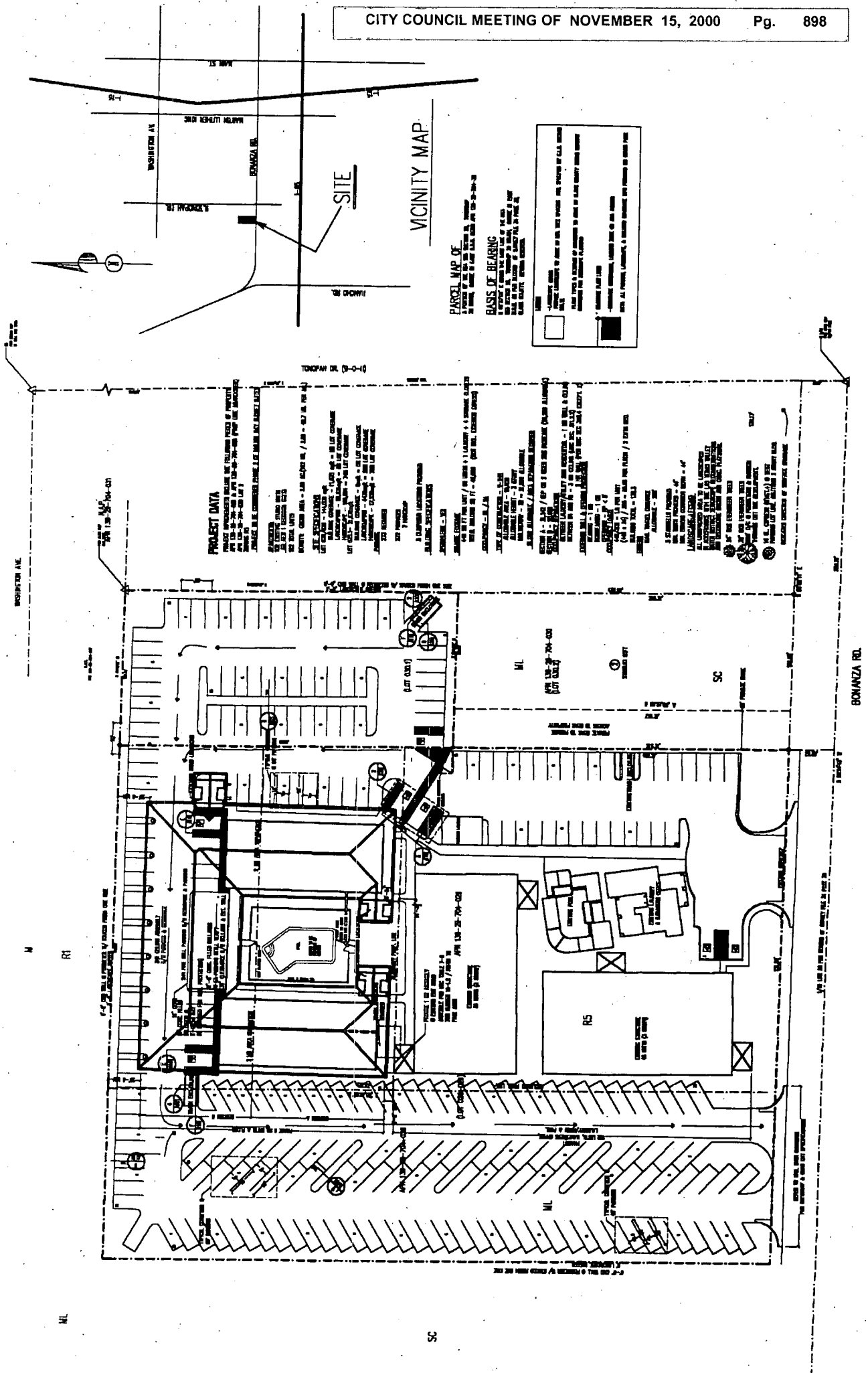
Staff finds the existing street and highway facilities in the area will be adequate to accommodate traffic generated by the proposed addition of 90 apartment units on the site.

NOTICES MAILED 203 by Planning Department

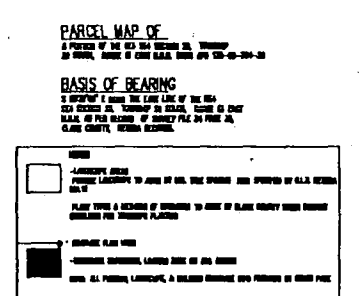
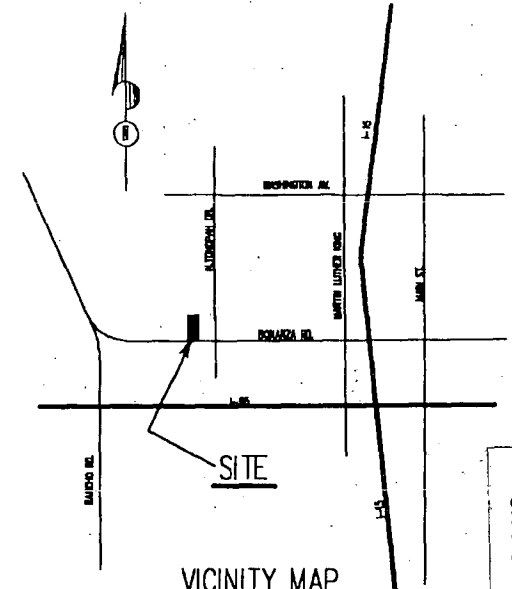
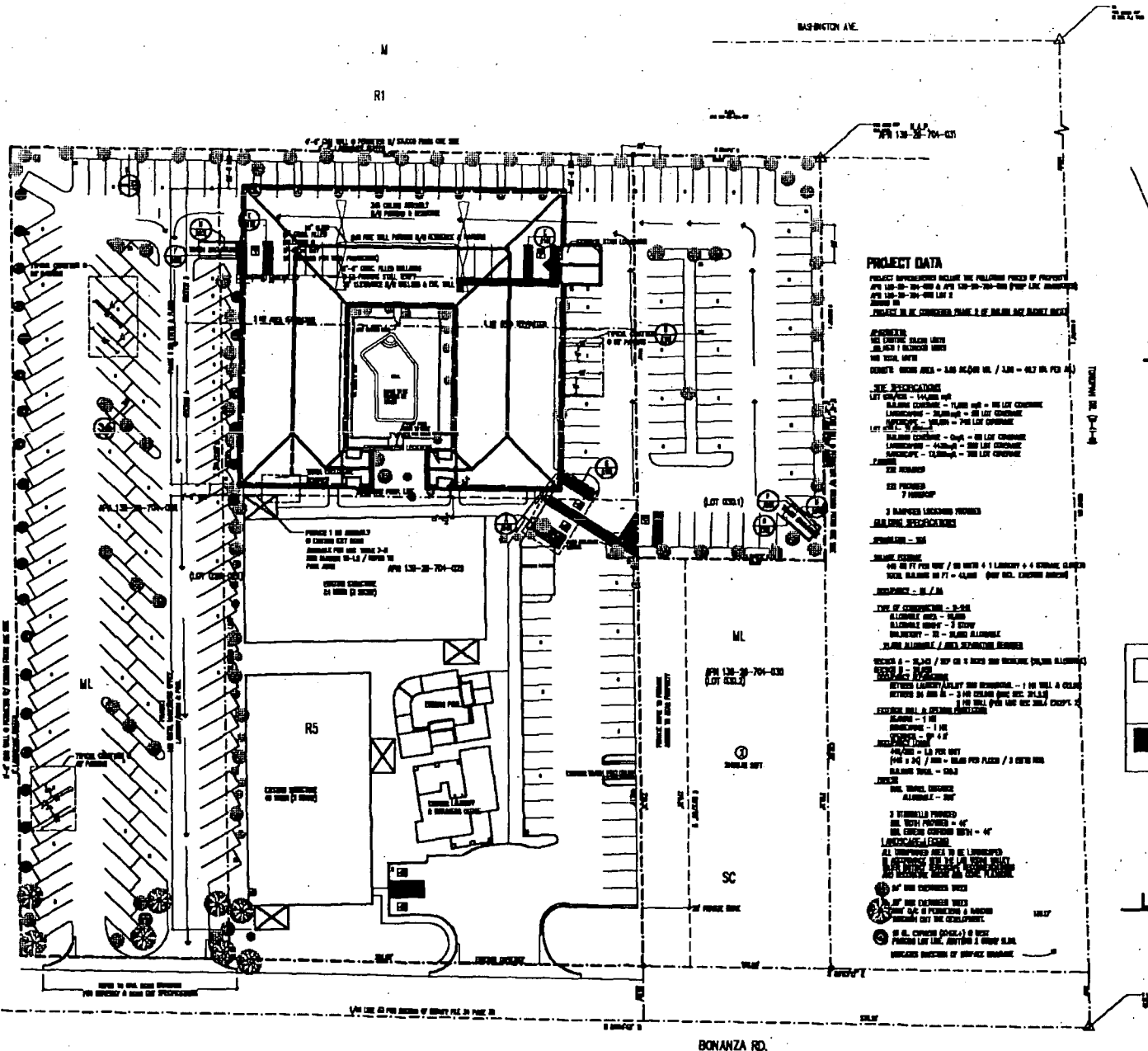
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PROTESTS 0

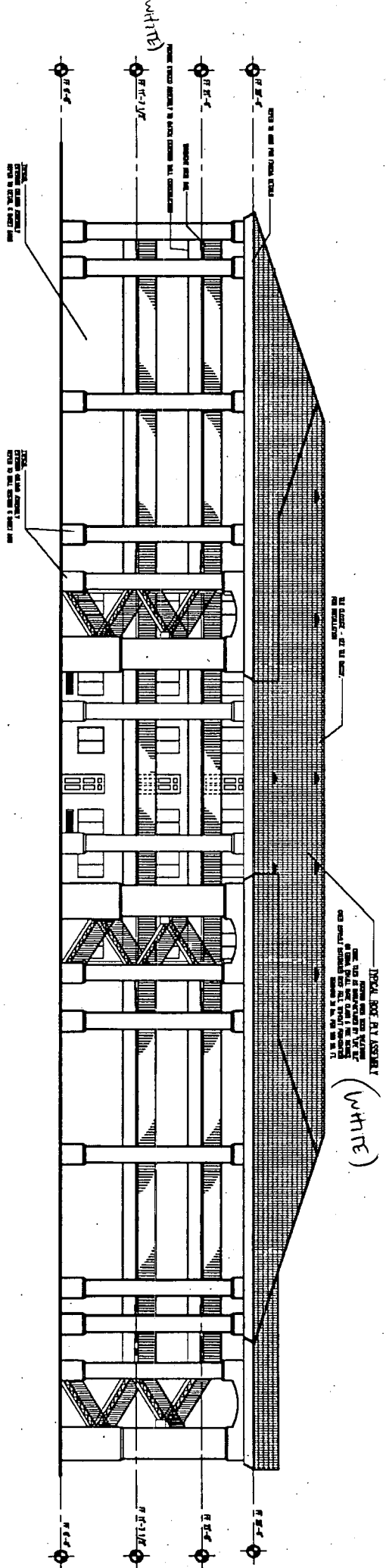
GPA-21-99
Z-36-99
7-15-99 QPC



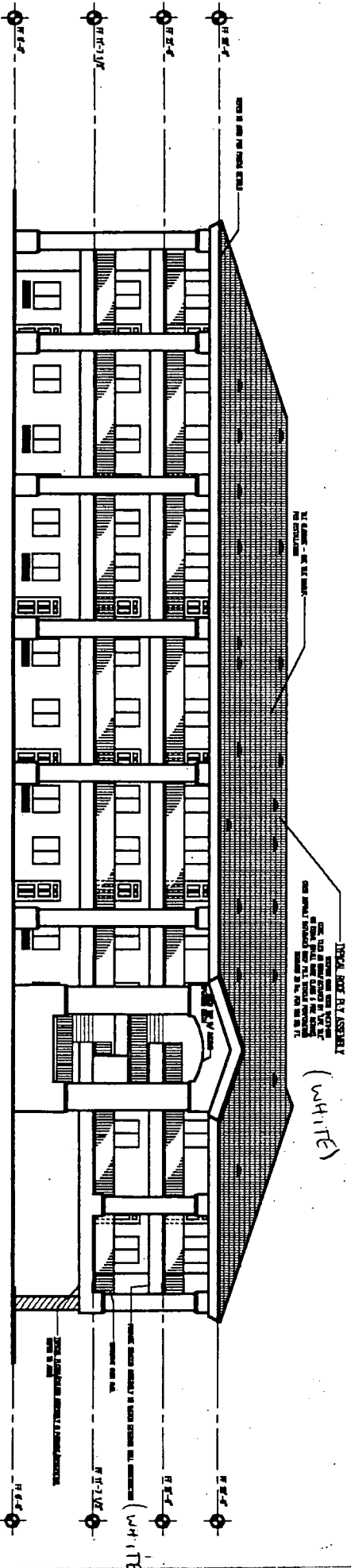
GPA-21-99
Z-36-99
7-15-99 QPC



GPA-21-99
Z-36-99
7-15-99 QPC



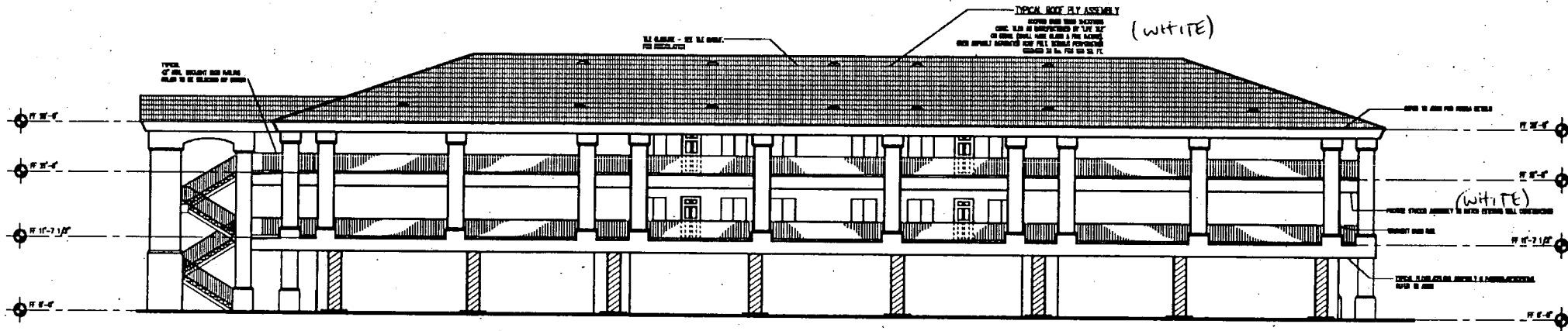
SOUTH ELEVATION



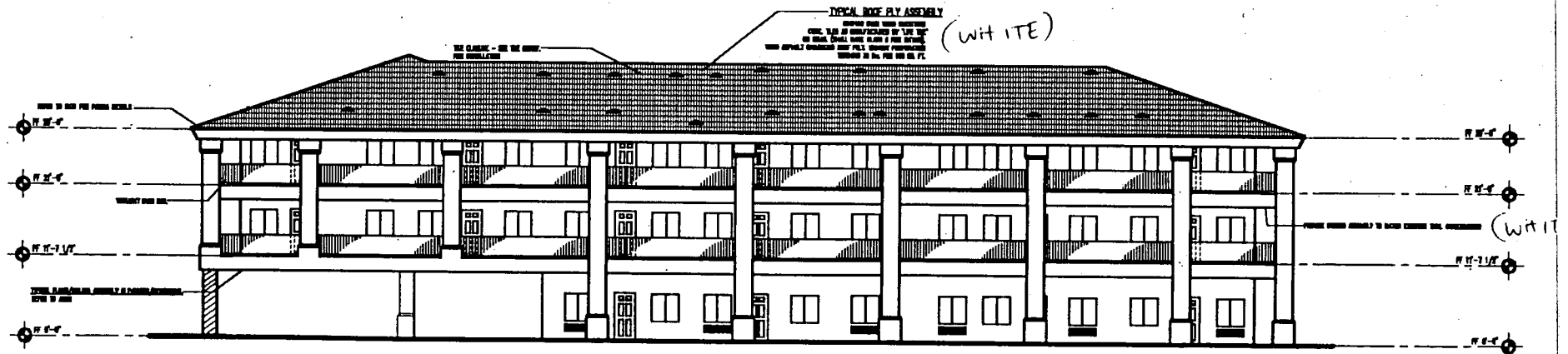
EAST ELEVATION

SHEET /
A300

GPA-21-99
Z-36-99
7-15-99 QPC



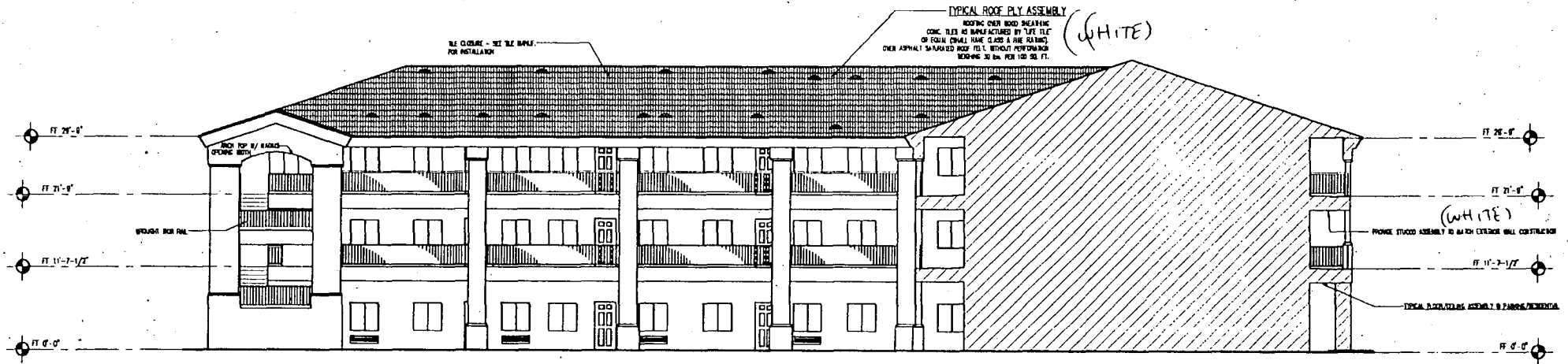
NORTH ELEVATION



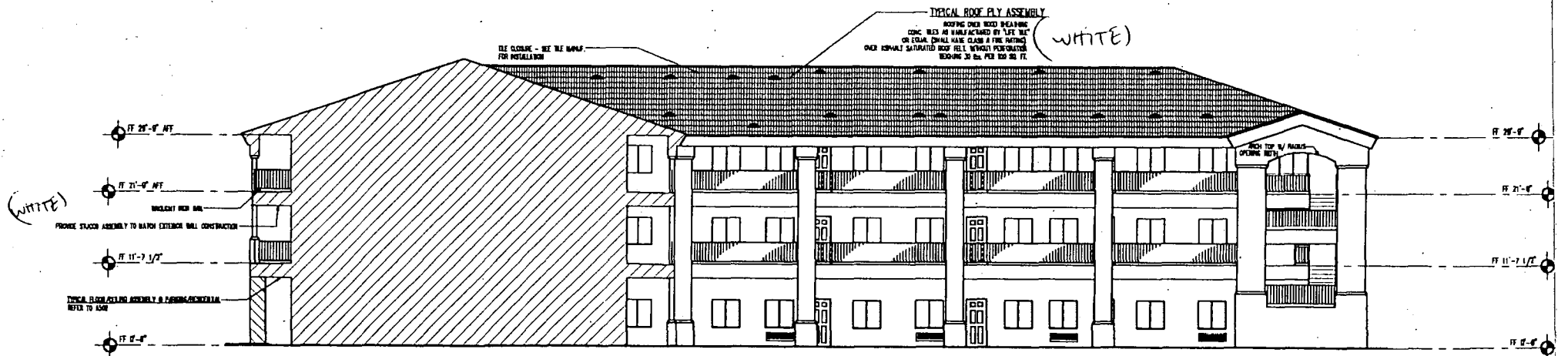
WEST ELEVATION

SHEET
A301

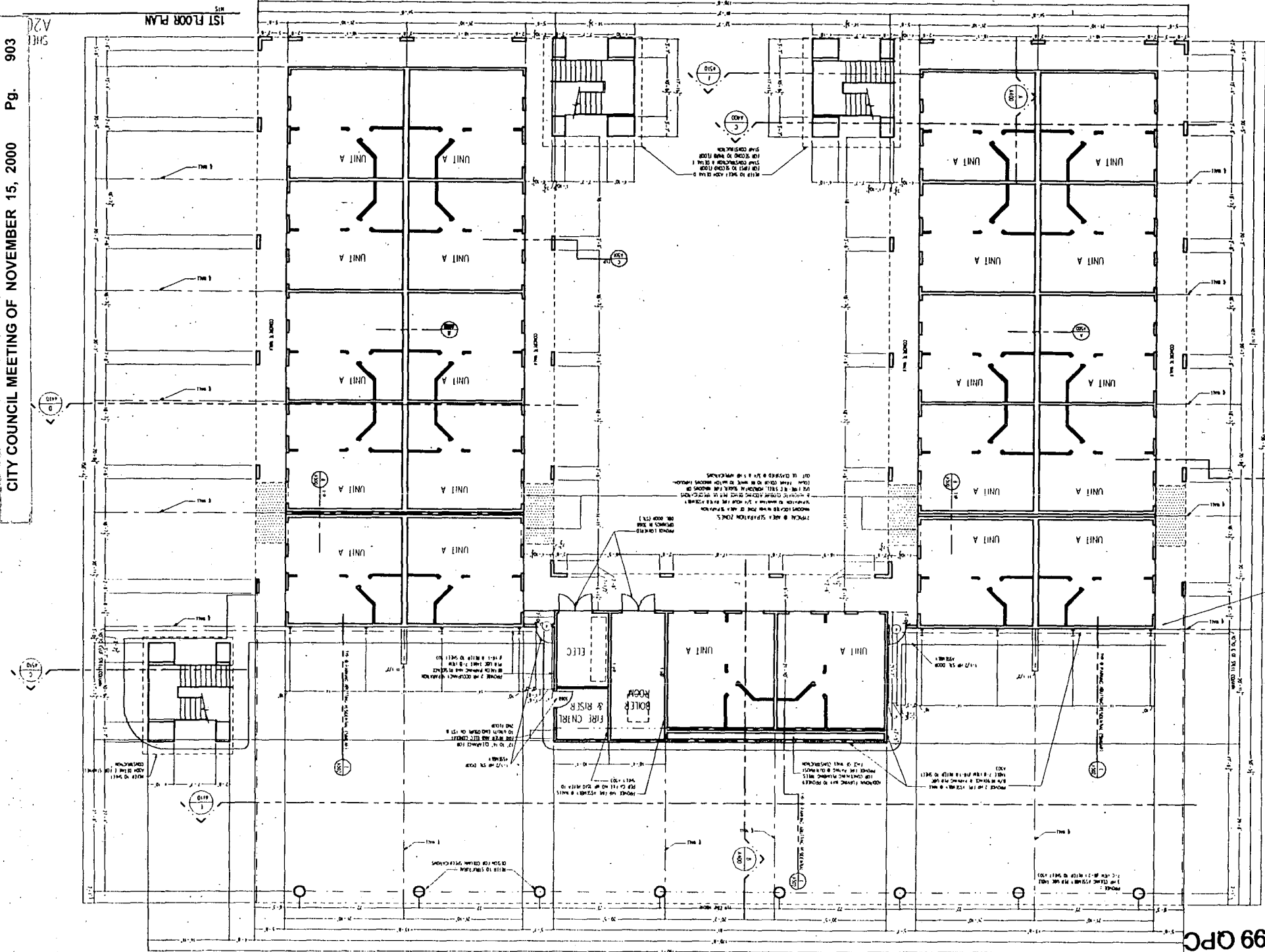
GPA-21-99
Z-36-99
7-15-99 QPC

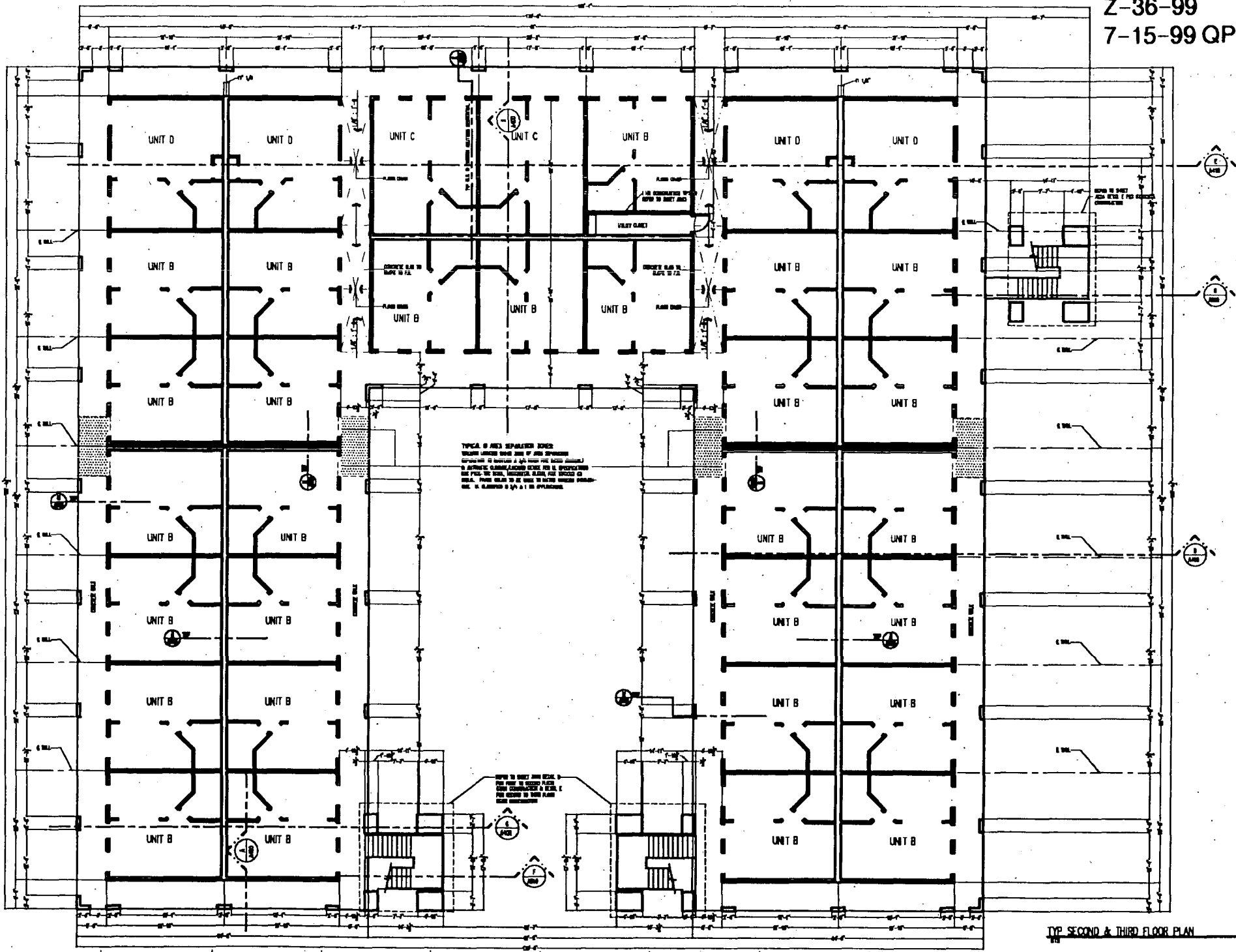


WEST COURT ELEVATION
1/8"=1'-0"



EAST COURT ELEVATION
1/8"=1'-0"





DOOR SCHEDULE				
	SIZE	TYPE	ADDITIONAL INFO. / MFG.	E RATING
1	36x84	S.C. DR.	STEEL / EXTERIOR	-
2	36x84	M.C. DR.	W/FRAM	-
3	74x84	DR. W/ PASS.	W/FRAM	-
4	36x84		1 HOUR FIRE RATED / EXTERIOR W/ LATCH ASSEMBLY KIT	-

LOOP SIZES MAY VARY SLIGHTLY BASED ON DOOR MFG.
DOOR TYPE MUST ADHERE BY MIN. ENERGY RATINGS & P-RATING (IF REQUIRED)

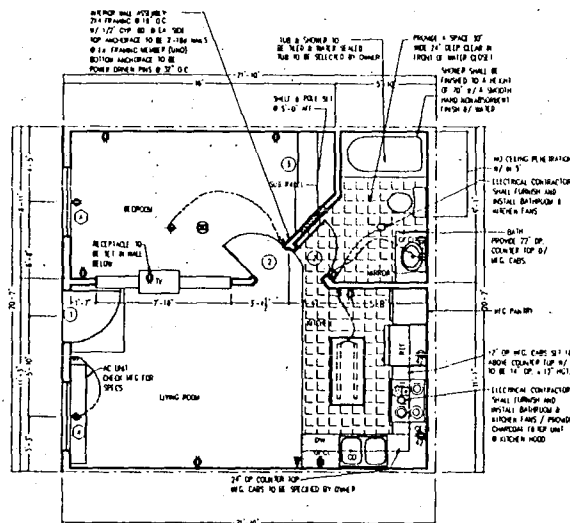
44 WINDOW SCHEDULE			
SIZE	TYPE	ADDITIONAL INFO. / MFG.	E RATING
1	1010	ALUM. FRAME / DUAL PANE	

WINDOW SIZES MAY VARY SLIGHTLY BASED ON WINDOW MFG.
WINDOW TYPE MUST ADHERE BY MIN. ENERGY RATINGS & P-RATING (IF REQUIRED)

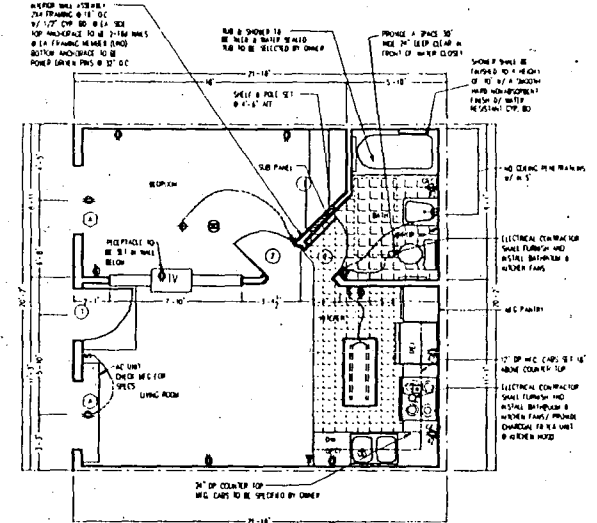
INTERIOR FINISH SCHEDULE

ROOM / LOCATION	LVR	WALLS	C.E.	FLOOR	CEILING	ADDITIONAL INFO
LIVING ROOM	[X]	[X]	[X]	[X]	[X]	
KITCHEN	[X]	[X]	[X]	[X]	[X]	
BATH	[X]	[X]	[X]	[X]	[X]	
HEDY ROOM	[X]	[X]	[X]	[X]	[X]	
HALLWAYS	[X]	[X]	[X]	[X]	[X]	

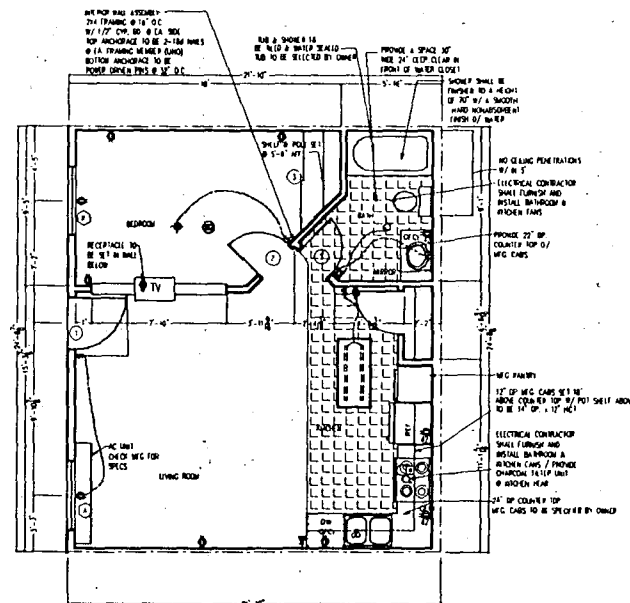
ALL MATERIALS STATED HEREIN ARE TO BE CONSIDERED CONCEPTUAL AND MUST MEET WITH THE APPROVAL OF THE OWNER ANY DEVIATIONS MUST BE APPROVED BY THE DESIGNER AND OWNER PRIOR TO ORDERING MATERIALS.
NOTIFY ALL MATERIALS TO BE SUBMITTED 10 DAYS BEFORE THE INTERIOR APPLICATION. MAINTAIN ACTUATION TO PROVIDE APPROVED TESTING DOCUMENTATION FOR INTERIOR APPLICATION PRIOR TO PURCHASING.
COLOR AND TEXTURE VARIATIONS IN PRODUCTS TO BE SELECTED BY OWNER AND HEREIN.



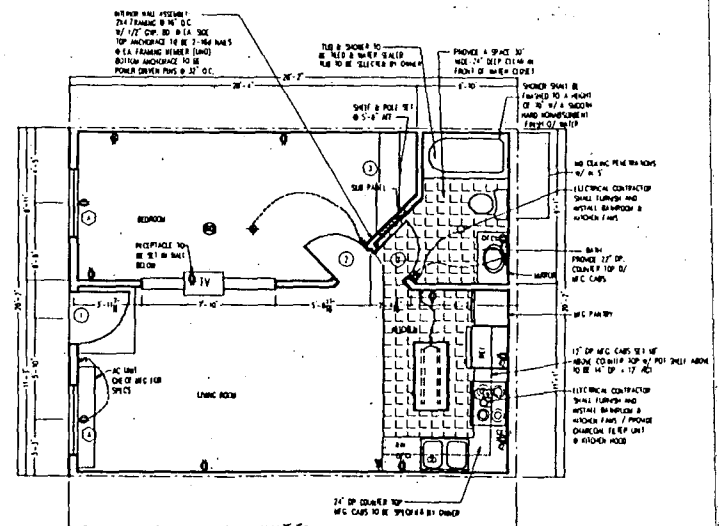
TYP FLOOR PLAN SUITE B



TYPE FLOOR PLAN SUITE A



TYP FLOOR PLAN SUITE D



TYP FLOOR PLAN SUITE C

[illegible]

City of Las Vegas

Agenda Item No.: 101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
GPA-0021-99 - MALIBU DEVELOPMENT CORPORATION - Request to amend a portion of the West Las Vegas Plan on property located at 2200 West Bonanza Road, From: SC (Service Commercial) and ML (Medium-Low Density Residential), to: H (High Density Residential), Size: 3.80 Acres, Ward 5 (Weekly), APN: 139-29-704-028, 029 and part of 030. Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

WEEKLY - APPROVED – UNANIMOUS with MAYOR GOODMAN, M. McDONALD, and L.B. McDONALD not voting

MINUTES:

COUNCILMAN REESE declared the Public Hearing open.

JAY BROWN representing the applicant clarified that the request to rezone from R-5 to R-4 was for the addition of the 90 bedroom units and to provide the parking accommodations.

COUNCILMAN BROWN asked for clarification from Planning staff as to their recommendation for denial for the General Plan Amendment and the rezoning.



Agenda Item No.: 101

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 101 – GPA-0021-99

MINUTES – Continued:

ROBERT GENZER, Acting Director, Planning & Development Department, stated that requests of this nature require written justification and the applicant did not provide this. Moreover, the initial concern was that the density being proposed was much higher than any density surrounding this project. At the same time, there was another application for General Plan Amendment and rezoning immediately to the north of this project, which was denied. Staff felt that this would have a potential to set a precedent for future applications for this type of density.

MR. BROWN reiterated that this is being done for the parking and the request is for only an additional 90 units.

COUNCILMAN WEEKLY affirmed support of this project and said that because there was a town home development already existing to the north of said project. The applicant was accommodating by moving the project to the west, which in essence completed that vacant parcel.

No one appeared in opposition.

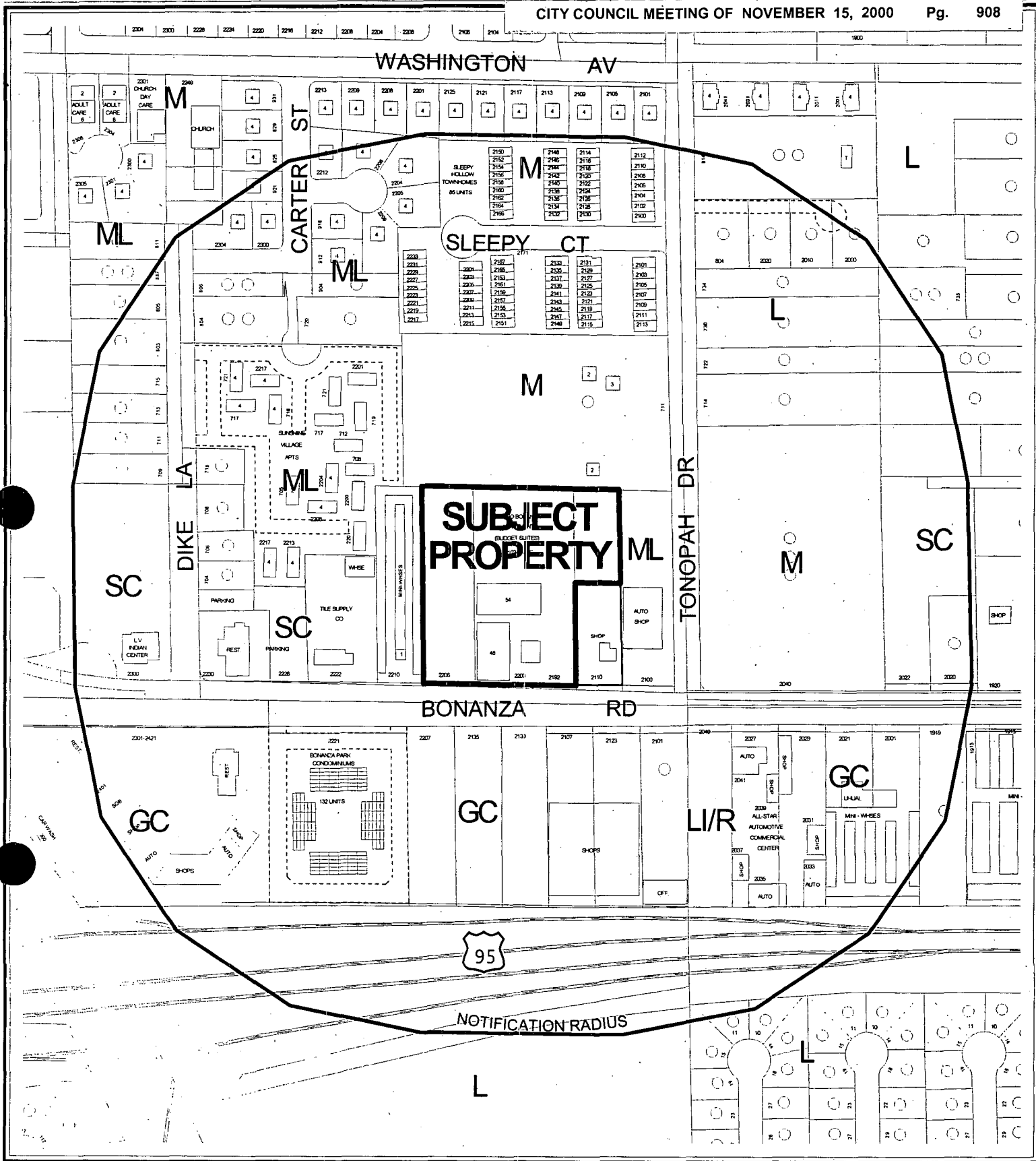
There was no further discussion.

COUNCILMAN REESE declared the Public Hearing closed.

NOTE: See related Item 99 [GPA-0021-99-Rescind], 100 [Z-0036-99-Rescind] and Item 102 [Z-0036-99] for related discussion.

(2:41 - 2:49)

4-2598



CASE: GPA-0021-99

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)
AND ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED TO: H (HIGH DENSITY RESIDENTIAL)

0 200 400 Feet

101



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - GPA-0021-99 - Malibu Development Corporation

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2000 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

THIS APPLICATION HAS BEEN PLACED ON THE AGENDA BY COUNCILMAN WEEKLY.

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (5-1 vote) recommends APPROVAL.

GPA-0021-99 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is to amend the West Las Vegas Plan from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential) on property located at 2200 West Bonanza Road, and was filed in conjunction with a rezoning request from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential) for the purpose of adding an additional 90 apartments to an existing 102 unit apartment complex and to provide additional parking for the entire project. The applicant did not provide justification for the requested amendment.

BACKGROUND DATA:

- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. Within this document, the subject parcel was designated Highway Oriented and General Commercial.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. Within this document, the subject parcel was designated Low Density at 3 to 7 dwelling units per acre.
- 08/07/85 The City of Las Vegas adopted Community Profiles: A component of the short-range plan phase of the General Plan. Within this document, the subject parcels were designated SC (Service Commercial).
- 03/12/92 The City of Las Vegas adopted the City of Las Vegas General Plan. The subject property was designated as ML (Medium-Low Density Residential) and SC (Service Commercial).
- 03/02/94 The City of Las Vegas adopted the West Las Vegas Neighborhood Plan. The subject property was designated as ML (Medium-Low Density Residential) and SC (Service Commercial).
- 08/18/99 The City Council denied a request to Amend the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and denied a request for a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

GPA-0021-99 - Page Two
November 15, 2000 City Council Meeting

03/15/00 The City Council struck a request to rescind the previous action and struck a request to re-hear an Amendment to the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and struck a request to rescind the previous action and struck a request to re-hear a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

DETAILS OF APPLICATION REQUEST

Site Area (Existing):	2.2	Acres
Site Area (Proposed):	1.6	Acres
Site Area (Total):	3.8	Acres

EXISTING LAND USE

Subject Property:	Apartments & Undeveloped
North:	Residential Duplex & Tri-Plex
South:	Undeveloped & Vet Clinic
East:	Auto Repair
West:	Mini Warehouse

PLANNED LAND USE

Subject Property:	SC (Service Commercial) & ML (Medium-Low Density Residential)
North:	ML (Medium-Low Density Residential) & M (Medium Density Residential)
South:	LI/R (Light Industry/Research & GC (General Commercial)
East:	SC (Service Commercial) & ML (Medium-Low Density Residential)
West:	SC (Service Commercial) & ML (Medium-Low Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES

Subject Property:	R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment)
North:	R-1 (Single Family Residential)
South:	R-E Residence Estates) under ROI to C-M (Commercial/Industrial) & R-E Residence Estates) under ROI to C-2 (General Commercial)
East:	C-1 (Limited Commercial) & C-M (Commercial/Industrial)
West:	C-1 (Limited Commercial) & R-1 (Single Family Residential)

GPA-0021-99 - Page Three
November 15, 2000 City Council Meeting

ANALYSIS AND FINDINGS

The subject parcels are located on the north side of Bonanza Road, approximately 115 feet west of Tonopah Drive. Bonanza Road is classified as a primary roadway, with a designated right-of-way of 100 feet according to the adopted Master Plan of Streets and Highways. Tonopah Drive is a local collector street with a designated right-of-way of 60 feet. This project is an expansion of an existing short-term rental multi-family project with direct access to Bonanza Road.

A request to enlarge the existing development was denied by the City Council in September, 1998, under a General Plan Amendment (GPA-25-98) to H (High Density Residential) and a Rezoning (Z-42-98) to R-4 (High Density Residential) on the property adjacent to the north of the subject site. The record for the denial of the requests cited resident concerns regarding the lack of services in the vicinity of the project, the impact to the street network, impact to schools, and the effect on the lower density apartments and single family uses in the area. Staff finds these concerns are valid in regard to the current request, and therefore recommends denial.

Staff finds the request will be inconsistent with the goals of the West Las Vegas Plan. One of the goals of the West Las Vegas Plan is to maintain and improve property values throughout West Las Vegas. Staff finds that "spot" designations of an individual property, to a commercial designation or to higher density residential designation, are generally not compatible with adjacent uses and are not in conformance with the West Las Vegas future land use plan, and are counter to this goal. Staff finds this request will result in a "spot" designation. The West Las Vegas Plan also encourages the development of owner occupied housing rather than rental properties.

Staff finds that this request is not compatible with land uses in the surrounding area. A 90-unit addition to the existing apartment complex, in a relatively small area, could have a negative impact on the areas schools, roads, parks, and other services. The site area is under transition, and staff finds the addition of studio and one-bedroom apartments could have negative impacts on redevelopment of the neighborhood.

There does exist sewer and water service to the subject properties. The closest elementary school is approximately ¼ mile away, the closest middle school is about ½ mile away, and the closest high school is about 2 miles from the subject properties. The nearest fire station is ½ mile away and the closest park is one mile from this proposal.

GPA-0021-99 - Page Four
November 15, 2000 City Council Meeting

Staff recommends denial of this request to amend the West Las Vegas Plan for the following reasons:

1. Objective 1 of the West Las Vegas Plan is to maintain and improve property values throughout West Las Vegas; "spot" designations of an individual property, to a commercial designation or to higher density residential designation, are generally not compatible with adjacent uses and are not in conformance with the West Las Vegas future land use plan, and are counter to Objective 1.
2. Policy 1.1 of the Land Use Element of the West Las Vegas Plan states "Do not allow Rezoning for land uses other than those designated on the West Las Vegas Proposed Future Land Use Plan unless there is adequate justification to amend the Land Use Plan". Staff finds adequate justification for this request has not been demonstrated.
3. Policy 1.2 of the Housing Element of the West Las Vegas Plan encourages the development of increased owner occupied housing rather than rental housing. Staff finds the request is counter to Policy 1.2.
4. The H (High Density Residential) land use category is appropriate in the downtown urban core, and is not appropriate on a site located outside of the area intended for higher-density uses and on the periphery of the downtown area.

NOTICES MAILED

203 by Planning Department

APPROVALS

0

PROTESTS

0

[Note: The Planning Commission voted to recommend approval of this request, rejecting the staff contention that the request is counter to objectives and policies of the West Las Vegas Plan in that it represents a "spot" designation, adequate justification for this request has not been demonstrated, increases rental housing rather than owner occupied housing, and is not appropriate on a site located outside of the downtown core area intended for higher-density uses.]

Re GPA 0021-99
Z 0036-99

Protest

I object to these requests

Charles Bonnot Pres
C J Ranch Corp

RECEIVED
CITY CLERK

NOV - 3 A 10:45

Charles Bonnot

C Bonnot
PO Box 1
Alorch Mo
65601



City Clerk
400 Stewart Av
Las Vegas, Nevada
89101

5101+2327



City of Las Vegas

Agenda Item No.: 102

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - REZONING RELATED TO GPA-0021-99 - PUBLIC HEARING - Z-0036-99 - **MALIBU DEVELOPMENT CORPORATION** - Request for a Rezoning on property located at 2200 West Bonanza Road, From: R-E (Residence Estates), R-1 (Single Family Residential) and R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-5 (Apartment), To: R-4 (High Density Residential), Proposed Use: 90 ADDITIONAL APARTMENTS TO AN EXISTING 102 UNIT APARTMENT COMPLEX, Size: 3.80 Acres, Ward 5 (Weekly), APN: 139-29-704-028, 029 and part of 030. Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****Hearing Officer Meeting****City Council Meeting****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with MAYOR GOODMAN, M. McDONALD and L.B. McDONALD not voting

MINUTES:

COUNCILMAN REESE declared the Public Hearing open.

JAY BROWN appeared representing the applicant and stated that the applicant accepts all of the conditions imposed.

**Agenda Item No.: 102**

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 102 – Z-0036-99

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN REESE declared the Public Hearing closed.

NOTE: See related Item 99 [GPA-0021-99-Rescind], 100 [Z-0036-99-Rescind] and Item 101 [GPA-0021-99] for related discussion.

(2:41 - 2:49)

4-2598

CONDITIONS:

1. Approval of a General Plan Amendment to H (High Density Residential).
2. Submit revised elevations reducing the building height to two-stories unless approval of a Variance is granted by the Board of Zoning Adjustment to allow three stories.
3. The number of additional apartment units shall not exceed 90.
4. Parcel Map (CLV PM#62-98) shall record prior to the issuance of permits for this site as required by the Department of Public Works.
5. Dedicate appropriate right-of-way adjacent to this site for a total half-street width of 50 feet on Bonanza Road prior to the issuance of any permits as required by the Department of Public Works.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Opposing driveways shall be located opposite or offset a minimum of 220 feet unless an alternate plan is submitted to and accepted by the City Traffic Engineer. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

*City of Las Vegas***Agenda Item No.: 102**

CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Planning & Development

Item 102 – Z-0036-99

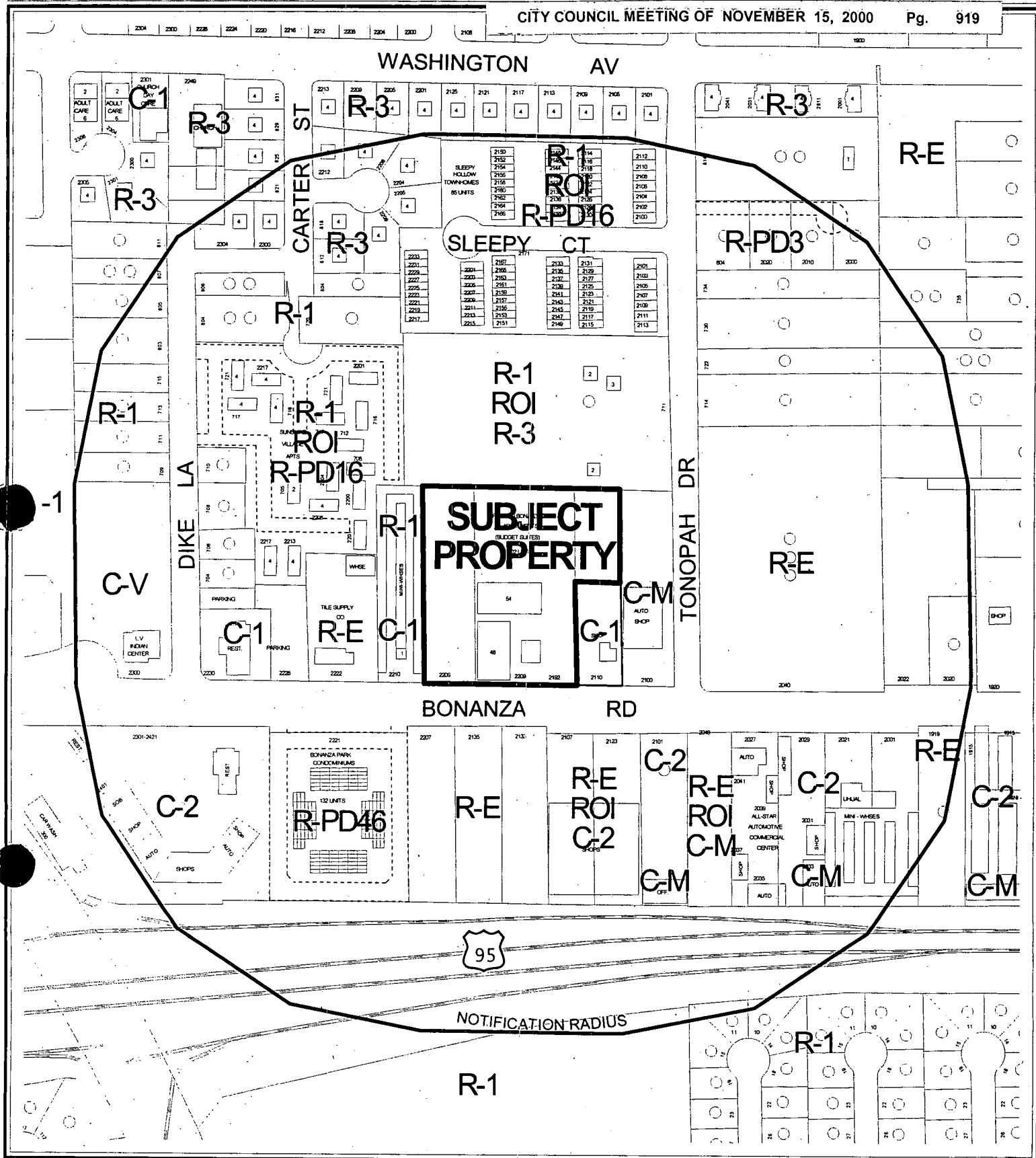
CONDITIONS - Continued:

8. If such has not already been established and because it appears that access and parking may be shared by the existing Malibu Bay Apartments in the middle of this site, a Joint Access and Parking Agreement shall be recorded against the three affected parcels to allow perpetual, unobstructed intra-site circulation between the three parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
9. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$3,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. A Resolution of Intent.
12. All landscaping 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.
13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 102 – Z-0036-99

CONDITIONS - Continued:

14. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
15. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
16. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
17. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

CASE: **Z-0036-99**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E AND R-1 UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

PROPOSED TO: R-4 (HIGH DENSITY RESIDENTIAL)

0 200 400 Feet

102



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - Z-0036-99 - Malibu Development Corporation**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2000 CITY COUNCIL AT THE APPLICANT'S REQUEST.

THIS APPLICATION HAS BEEN PLACED ON THE AGENDA BY COUNCILMAN WEEKLY.

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (5-1 vote) recommends APPROVAL, subject to:

1. Approval of a General Plan Amendment to H (High Density Residential).
2. Submit revised elevations reducing the building height to two-stories unless approval of a Variance is granted by the Board of Zoning Adjustment to allow three stories.
3. The number of additional apartment units shall not exceed 90.
4. Parcel Map (CLV PM#62-98) shall record prior to the issuance of permits for this site as required by the Department of Public Works.
5. Dedicate appropriate right-of-way adjacent to this site for a total half-street width of 50 feet on Bonanza Road prior to the issuance of any permits as required by the Department of Public Works.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Opposing driveways shall be located opposite or offset a minimum of 220 feet unless an alternate plan is submitted to and accepted by the City Traffic Engineer. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Z-0036-99 - Page Two

November 15, 2000 City Council Meeting

8. If such has not already been established and because it appears that access and parking may be shared by the existing Malibu Bay Apartments in the middle of this site, a Joint Access and Parking Agreement shall be recorded against the three affected parcels to allow perpetual, unobstructed intra-site circulation between the three parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.
9. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$3,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
10. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. A Resolution of Intent.
12. All landscaping 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.
13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
14. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

Z-0036-99 - Page Three

November 15, 2000 City Council Meeting

15. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
16. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
17. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Z-0036-99 - Page One
November 15, 2000 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST:

This is a request for rezoning on property located at 2200 West Bonanza Road from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartments) to R-4 (High Density Residential) for the development of an additional 90 apartment units to an existing 102 unit apartment complex on 3.8 acres, for an overall density of 50.5 dwelling units per acre. The applicant did not supply any justification for this request.

BACKGROUND DATA

- 02/03/93 The City Council approved a Rezoning (Z-90-92) from R-E (Residence Estates) and R-1 (Single Family Residential) to R-5 (Apartment) on a portion of the subject site
- 08/18/99 The City Council denied a request to Amend the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and denied a request for a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.
- 03/15/00 The City Council struck a request to rescind the previous action and struck a request to re-hear an Amendment to the West Las Vegas Plan (GPA-0021-99) from SC (Service Commercial) and ML (Medium-Low Density Residential) to H (High Density Residential), and struck a request to rescind the previous action and struck a request to re-hear a Rezoning (Z-0036-99) from R-E (Residence Estates), R-1 (Single Family Residential), and R-5 (Apartment) to R-4 (High Density Residential), on property located at 2200 West Bonanza Road.

DETAILS OF APPLICATION REQUEST

Site Area (Total):	3.8	Acres
Site Area (Existing):	2.2	Acres
Site Area (Proposed):	1.6	Acres
Number of Units (Total):	192	
Number of Units (Existing):	102	
Number of Units (Proposed):	90	
Proposed Density (Overall):	50.5	Units Per Acre
Total Parking Required:	272	Spaces
Parking Provided:	272	Spaces

Z-0036-99 - Page Two
November 15, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Residential Duplex & Tri-Plex
South:	R-E Residence Estates) under ROI to C-M (Commercial/Industrial) & R-E Residence Estates) under ROI to C-2 (General Commercial)	Undeveloped & Vet Clinic
East:	C-1 (Limited Commercial) & C-M (Commercial/Industrial)	Auto Repair
West:	SC (Service Commercial) & ML (Medium-Low Density Residential)	Mini Warehouse

ANALYSIS & FINDINGS

GENERAL PLAN

The applicant has requested an amendment to the West Las Vegas Plan to H (High Density Residential), which if approved will be consistent with this request for Rezoning to R-4 (High Density Residential). Staff has recommended denial of the General Plan Amendment request based on staff finding that the request is counter to objectives and policies of the West Las Vegas Plan in that it represents a "spot" designation, adequate justification for the request has not been demonstrated, the request increases rental housing rather than owner occupied housing, and is not appropriate on a site located outside of the downtown core area intended for higher-density uses.

REZONING

Staff finds the proposed R-4 (High Density Residential) zone will allow the proposed multi-family residential development on the site. However, the Rezoning will require concurrent approval of an amendment to the West Las Vegas Plan to an H (High Density Residential) designation on the subject property, which staff has recommended for denial. Therefore, staff also recommends denial of this Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

Z-0036-99 - Page Three
November 15, 2000 City Council Meeting

Staff finds the requested R-4 (High Density Residential) zone will allow the proposed multi-family residential development, subject to concurrent approval of an amendment to the West Las Vegas Plan to an H (High Density Residential) designation on the subject property. Staff finds that the West Las Vegas Plan amendment request is counter to objectives and policies of the West Las Vegas Plan and has recommended denial.

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."**

Staff finds the requested R-4 (High Density Residential) zone will allow the proposed multi-family residential development on the site. However, staff finds the proposed development will not be compatible with adjacent low-intensity commercial and residential uses.

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

Staff finds no justification or need in the area for the proposed multi-family residential development on the site allowable with approval of the requested R-4 (High Density Residential) zone. The area is not a tourist destination or an area designated for high-density development as is the downtown core, and therefore staff finds the request to be inappropriate at the subject location.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

Staff finds the existing street and highway facilities in the area will be adequate to accommodate traffic generated by the proposed addition of 90 apartment units on the site.

NOTICES MAILED 203 by Planning Department

APPROVAL 0

PROTESTS 0

Z-0036-99 - Page Four
November 15, 2000 City Council Meeting

[Notes: The Planning Commission voted to recommend approval of this request, because it is associated with the General Plan Amendment (GPA-0021-99), which was recommended for approval by the Planning Commission.

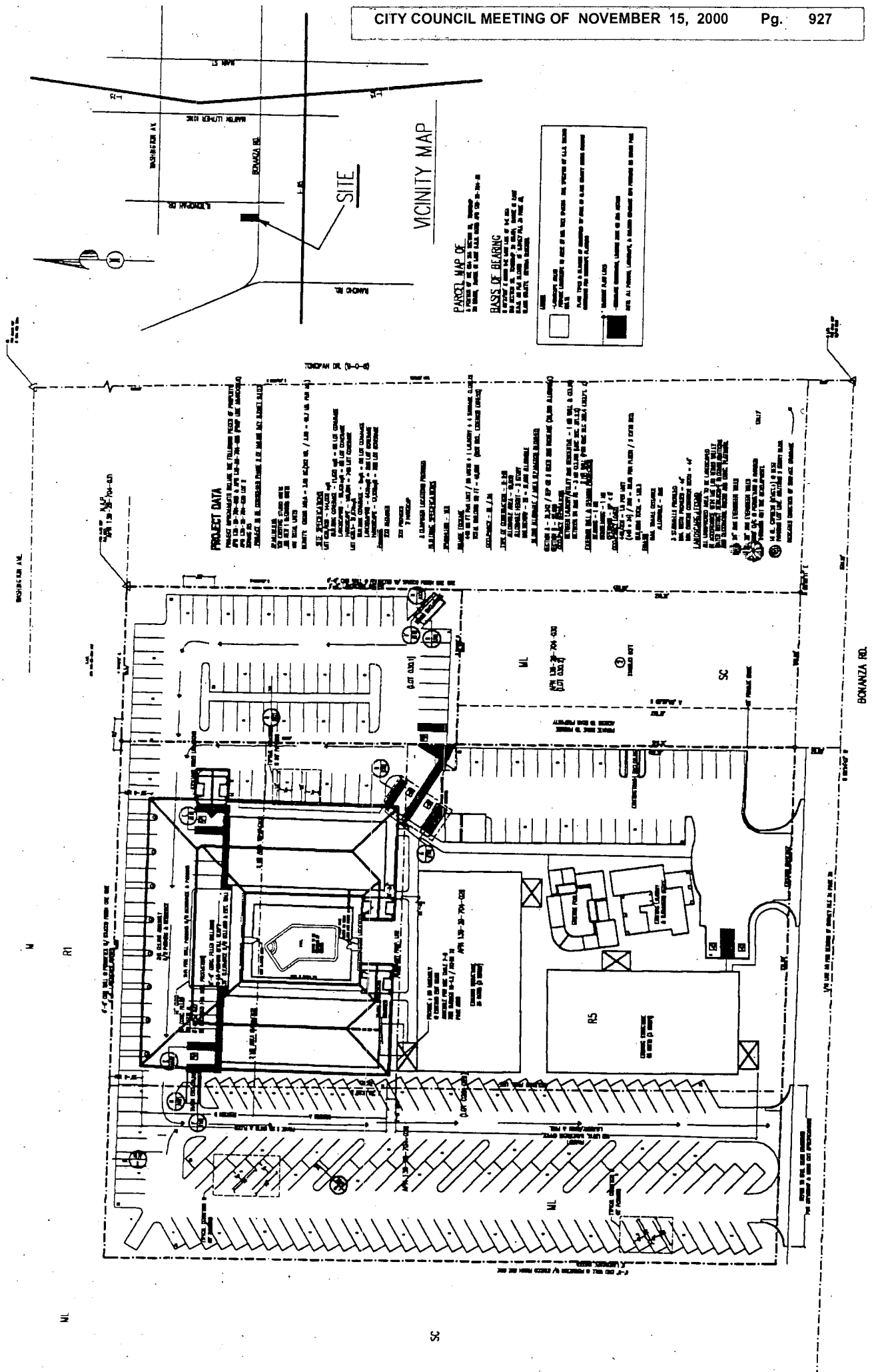
Although the Planning Commission added a condition that the number of additional apartment units shall not exceed 90, the construction of 90 additional units, for a total of 192, may exceed the maximum allowed density of 50 units per acre on the 3.8-acre site. Discussion of this point between the Planning Commission and the applicant was inconclusive in that the applicant contended that their survey of the property yielded 48 units per acre, but that they would be willing to construct one or two units less than the 90 proposed, if needed, in order to comply with the density cap. Staff requests the City Council add the following condition:

The maximum density on this site shall not exceed fifty (50) dwelling units per acre.

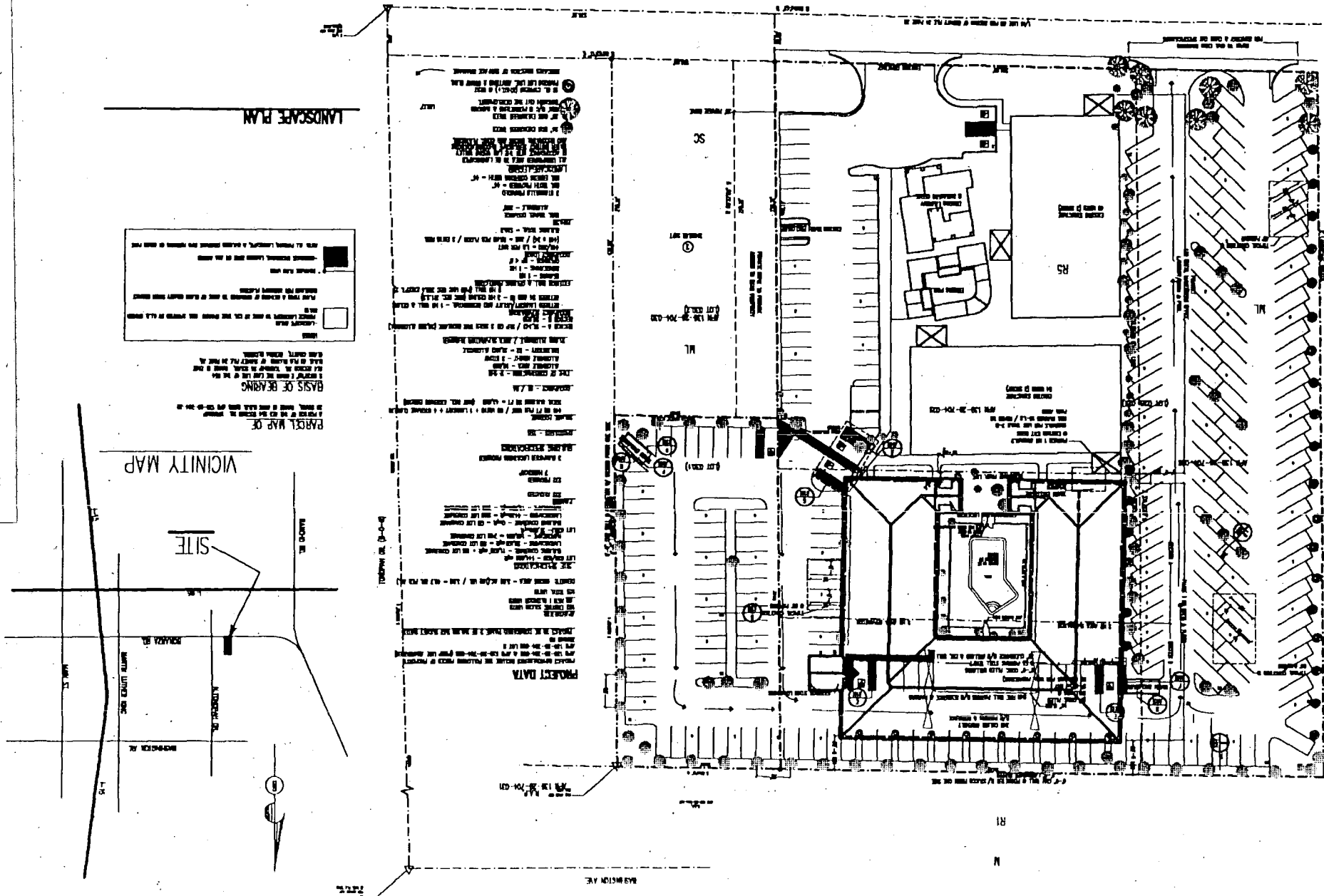
Staff requests the City Council revise Condition No. 11, to require a Resolution of Intent with a two-year time limit, and requests the City Council add the following condition:

A detailed Site Development Review application shall be approved by the City Council prior to the approval or issuance of any permits, any site grading, and all development activity on this site.]

GPA-21-99
Z-36-99
7-15-99 QPC

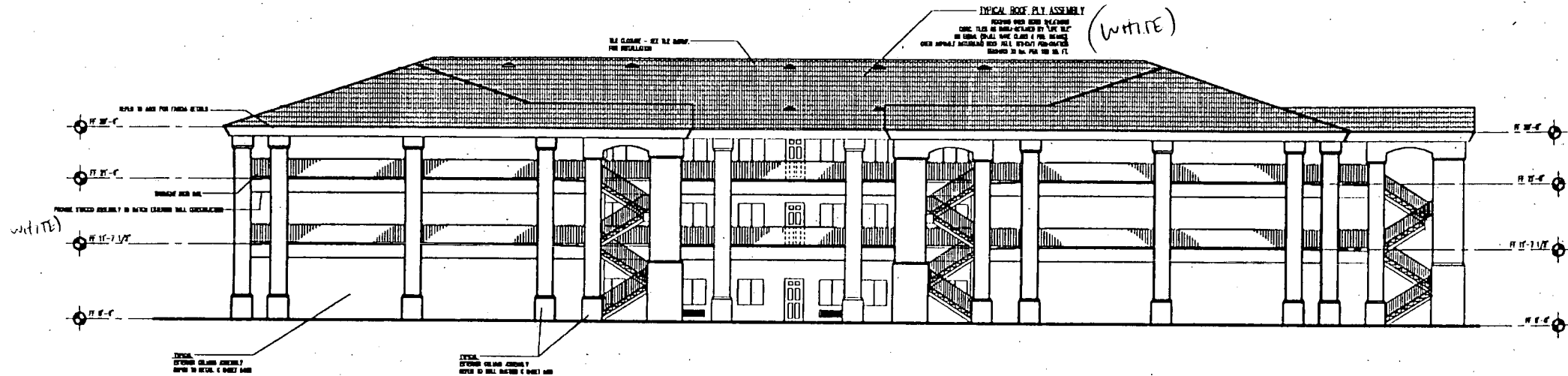


GPA-21-99

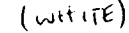


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GPA-21-99
Z-36-99
7-15-99 QPC



7-15-99 QPC



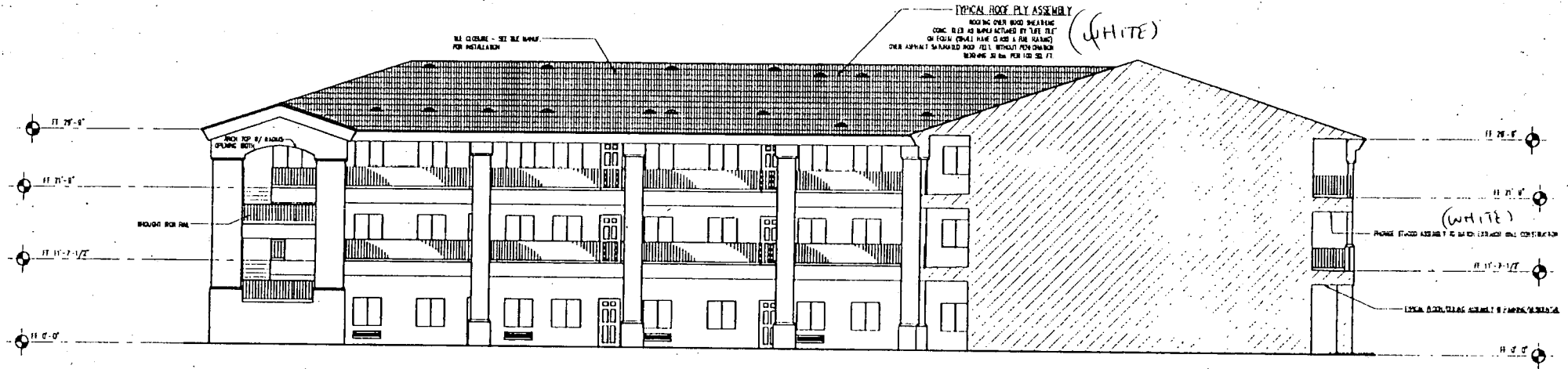
NORTH ELEVATION



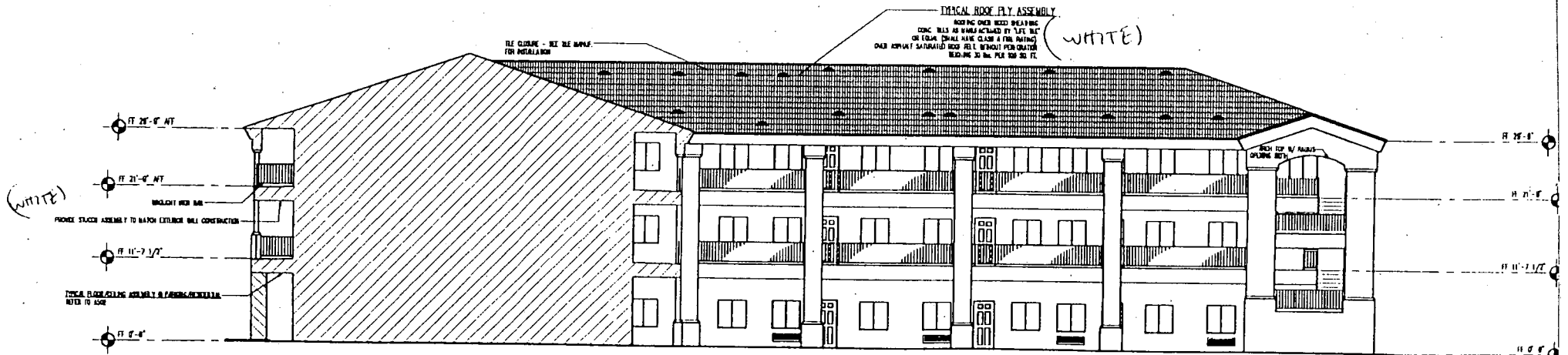
WEST ELEVATION

SHEET /
A301

GPA-21-99
Z-36-99
7-15-99 QPC



WEST COURT ELEVATION
1/8"=1'-0"

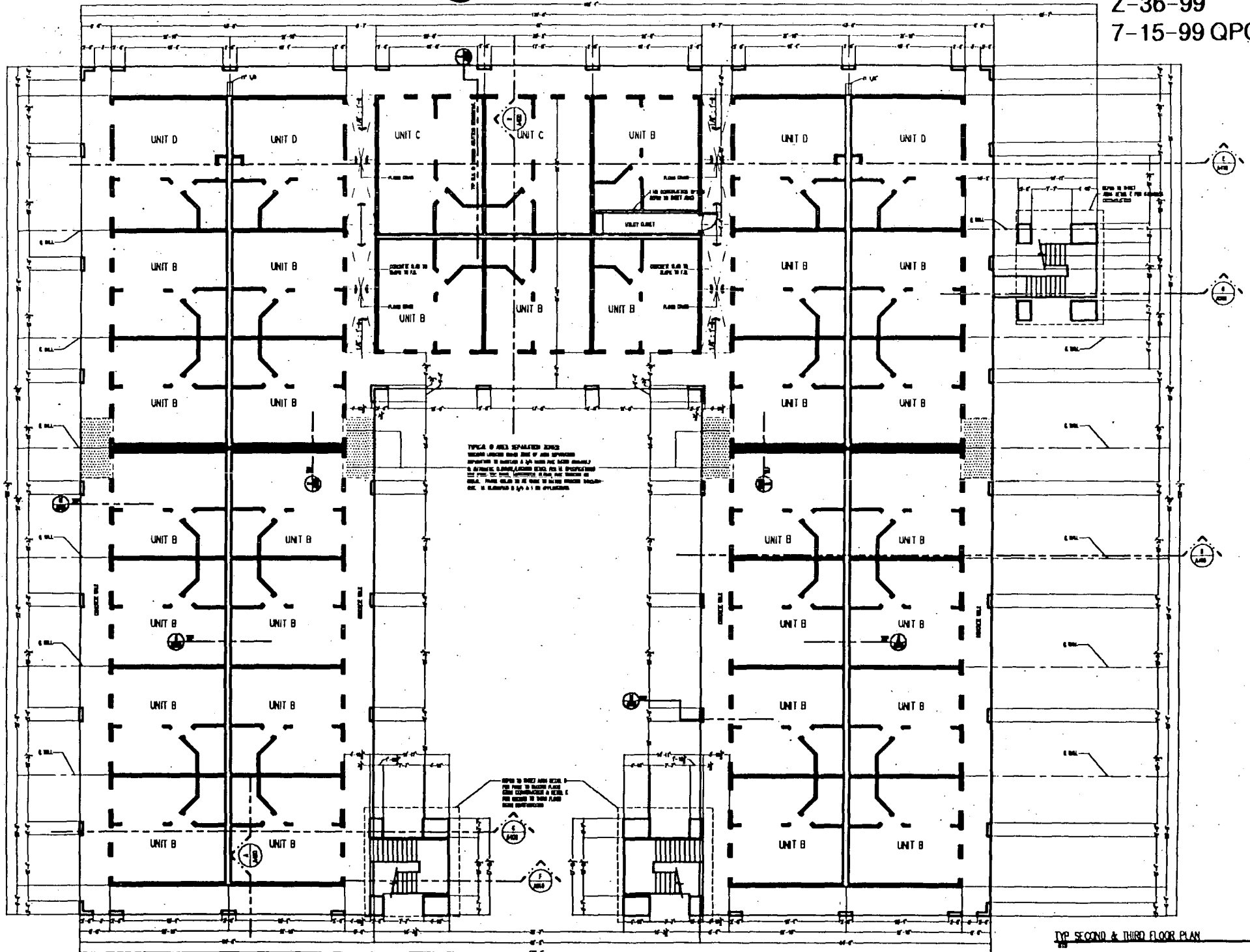


EAST COURT ELEVATION
1/8"=1'-0"



7-15-99 QPC

GPA-21-99
Z-36-99
7-15-99 QPC



[illegible]

TYP FLOOR PLAN SUITE B

TYP FLOOR PLAN SUITE A

TYP FLOOR PLAN SUITE D

TYP FLOOR PLAN SUITE C

City of Las Vegas

Agenda Item No.: 103

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:****GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0023-00 - STEPHEN L. MORRIS ON BEHALF OF BETTER BUSINESS BUREAU OF SOUTHERN NEVADA -**

Request for a General Plan Amendment FROM: R (Rural Density Residential) TO: O (Office) of 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008), Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission voted 4-1 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****4****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission voted 4-1 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:**M. McDONALD – ABEYANCE to 12/20/2000 - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN McDONALD requested that the items be held in abeyance. GREG BORGEL, 300 South 4th Street, appeared on behalf of the Better Business Bureau and concurred with the request.

No one appeared in opposition.

There was no further discussion.

City of Las Vegas

Agenda Item No.: 103

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 103 – GPA-0023-00

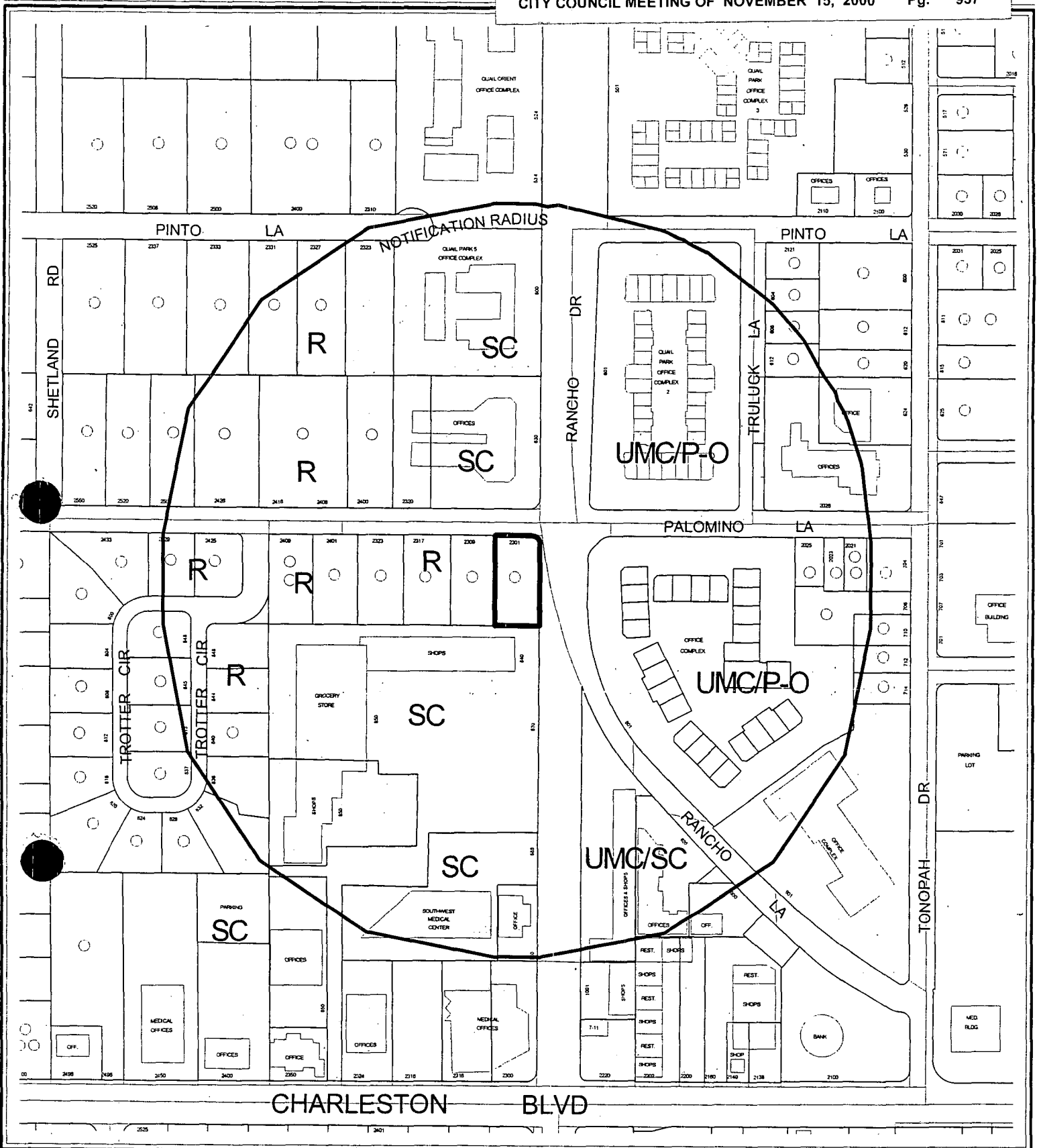
MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 103 [GPA-0023-00], Item 104 [Z-0077-00], and Item 105 [Z-0077-00(1)] took place under Item 103 [GPA-0023-00].

(2:04 - 2:06)

4-1246



CASE: GPA-0023-00

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION: O (OFFICE)

0 200 400 Feet



103



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: GPA-0023-00 - Stephen L. Morris on behalf of Better
Business Bureau of Southern Nevada**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission voted 4-1 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote.

GPA-0023-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application is intended to amend a portion of the Southeast Sector Plan of the General Plan for R (Rural Density Residential) to O (Office) for the purpose of converting the property to an office use.

The applicant has justified this request for the following reasons:

1. The property is adjacent to Rancho Drive and bordered on three sides by commercial and office uses.
2. There is no intention of refacing the front of the house or removing existing landscaping except for lawn area required for parking in the rear of the building.
3. There will be no access to Palomino Lane.
4. The proposed use is "low consumer impact" with most operations being handled by telephone, mail, fax, or e-mail.
5. Signage will only be along Rancho Drive.
6. Offices exist on Palomino Lane to the west of the subject property.

BACKGROUND DATA

- 09/22/59 The Las Vegas City Planning Commission adopted a Generalized Land Use Plan. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum of five (5) families per acre.
- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum density of six (6) dwelling units per acre.

GPA-0023-00 - Page Two
November 15, 2000 City Council Meeting

- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of seven (7) dwelling units per acre.
- 08/07/85 The Las Vegas City Council adopted the Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of three (3) dwelling units per acre.
- 3/12/92 The Planning Commission of the City of Las Vegas adopted three Land Use Sector Maps of the General Plan.
- 3/31/97 The Planning Commission of the City of Las Vegas adopted the last revision of the three Land Use Sector Maps of the General Plan. On this Plan, the subject property was designated for Rural Density Residential land uses, with a maximum of three (3) dwelling units per acre.
- 09/06/00 The Las Vegas City Council adopted the Southeast Sector map of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Rural Density Residential land uses, with a maximum density 3.5 dwelling units per acre.
- 09/06/00 The Las Vegas City Council adopted the Las Vegas Master Plan 2020.

EXISTING LAND USE

Subject Property	Single Family Dwelling
North	Office
South	Commercial
East	Offices
West	Single Family Dwelling

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	SC (Service Commercial)
South	SC (Service Commercial)
East	P-O [Professional Office (UMC Medical District Neighborhood Plan)]
West	R (Rural Density Residential)

GPA-0023-00 - Page Three
November 15, 2000 City Council Meeting

EXISTING ZONING OF ADJACENT PARCELS

Subject Property	R-E (Residence Estates)
North	P-R (Professional Office and Parking)
South	C-1 (Limited Commercial)
East	P-D (Planned Development)
West	R-E (Residence Estates)

ANALYSIS

Definitions:

Rural Density Residential (R)

(2.1 to 3.5 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

Office (O)

The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

This case is a difficult one in that strong arguments can be made both for and against the conversion of this property from residential to office use. The proximity of the surrounding office and commercial uses as well as the adjacency to Rancho Drive are conditions that could lead to the conclusion that this property is in a transitional area. Further, the applicant has indicated that the residential character of the property will be retained and there will be no access off of Palomino Lane.

Conversely, regardless of access, the orientation of the structure is to Palomino Lane and the house is part of a stable residential neighborhood. With the absence of declining conditions, the introduction of an office use would inharmonious with the residential properties to the west. It could be argued that the office development to the north has already encroached but staff feels that there is sufficient buffering of that use with mature trees and a decorative block wall which serves to minimize its impact.

GPA-0023-00 - Page Four
November 15, 2000 City Council Meeting

The question is where do you draw the line. If the subject property is deemed appropriate for office uses and permitted to convert, then conditions are created that would justify the conversion of the property immediately to the west, and then the one west of that. As one property converts, another residence is left with non-residential uses on three sides.

It is the opinion of staff that the deciding factor in this case is the protection and preservation of established residential neighborhoods. The Las Vegas Master Plan 2020 identifies the subject property as being within the Neighborhood Revitalization Area. The intent of this area is to protect neighborhoods within it from the intrusion of non-residential land uses. Further, Goal 2 of this plan states that "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation." Objective 2.2 in support of this Goal is to "ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." For this reason, staff cannot support this request.

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

With regard to "1" above, the proposed General Plan Amendment would not be compatible with the residential properties to the west in that it could lead to further encroachment of non-residential uses into the neighborhood.

With regard to "2" above, the zoning districts allowed by the proposed General Plan designation would allow uses that would result in an intrusion into the existing residential neighborhood.

GPA-0023-00 - Page Five
November 15, 2000 City Council Meeting

With regard to "3" above, the parcel in question is located in an area of the City where all utilities are currently in place and available to this site. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately three miles to the west at the intersection of Jones Boulevard and U.S. 95. Fire station number #5, which is approximately one mile to the west at 1020 Hinson Street, is the closest City facility to the site. Bob Baskin Park (at Oakey Boulevard and Valmora street) is the closest City Park to the site.

With regard to "4" above, the Las Vegas Master Plan 2020 does not support the intrusion of non-residential land uses into a neighborhood.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 21 days of the closing date of the application. In accordance with this policy, a neighborhood meeting was held on October 2, 2000. Although there was no strong opposition, there were some concerns raised by the neighbors. These concerns included traffic, parking, hours of operation, lighting, rezoning requests for interior properties, and whether the use could become more intensive in the future.

FINDINGS:

Staff finds this amendment to be inappropriate for the following reasons:

1. The application does not meet the requirements of section 19A.18.030 of the City of Las Vegas Zoning Code regarding subsections "a" and "b".
2. The proposed amendment is inconsistent with Goal 2 of the Las Vegas Master Plan 2020 which states that, "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation."

NOTICES MAILED 67 by Planning Department

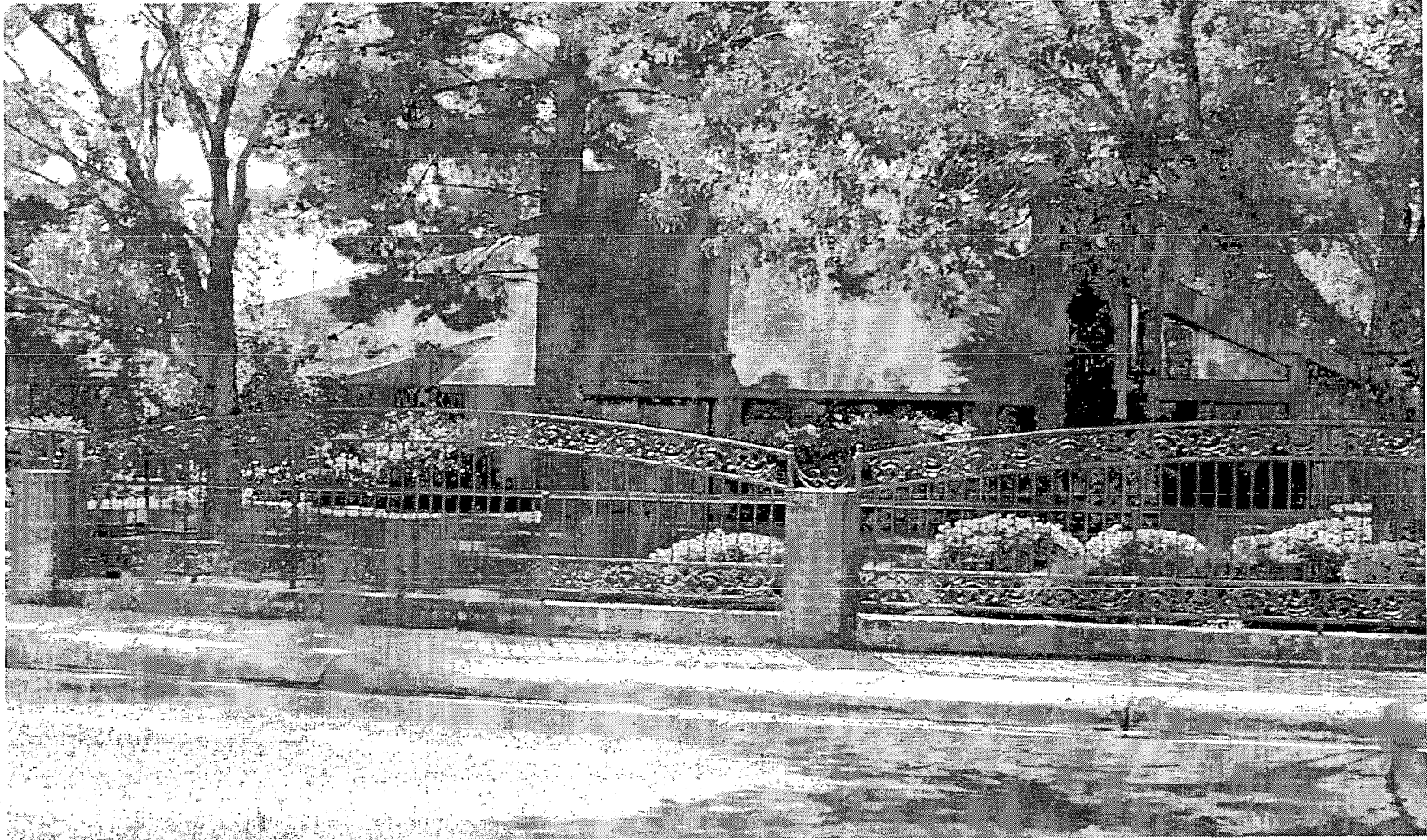
APPROVALS 4

PROTESTS 1

GPA-0023-00 - Page Six
November 15, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES		
<i>B&S - Permits/Inspections</i>	YES		
<i>PW - DEVCO</i>	YES		
<i>Office of Business Development</i>	YES		
<i>Fire Services - Prevention</i>	YES		



GPA-0023-00, Z-0077-00 AND Z-0077-00(1) - STEPHEN L. MORRIS ON BEHALF OF
BETTER BUSINESS BUREAU OF SOUTHERN NEVADA
Looking south from Palomino Lane



GPA-0023-00, Z-0077-00 AND Z-0077-00(1) - STEPHEN L. MORRIS ON BEHALF OF
BETTER BUSINESS BUREAU OF SOUTHERN NEVADA
Looking southwest from intersection of Palomino Lane and Rancho Drive

City of Las Vegas

Agenda Item No.: 104

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-0023-00 - PUBLIC HEARING - Z-0077-00 - STEPHEN L. MORRIS ON BEHALF OF BETTER BUSINESS BUREAU OF SOUTHERN NEVADA - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Offices and Parking) of 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008), Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (4-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**M. McDONALD -ABEYANCE to 12/20/2000 - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN McDONALD requested that the items be held in abeyance. GREG BORGEL, 300 South 4th Street, appeared on behalf of the Better Business Bureau and concurred with the request.

No one appeared in opposition.

There was no further discussion.

City of Las Vegas

Agenda Item No.: 104

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 104 – Z-0077-00

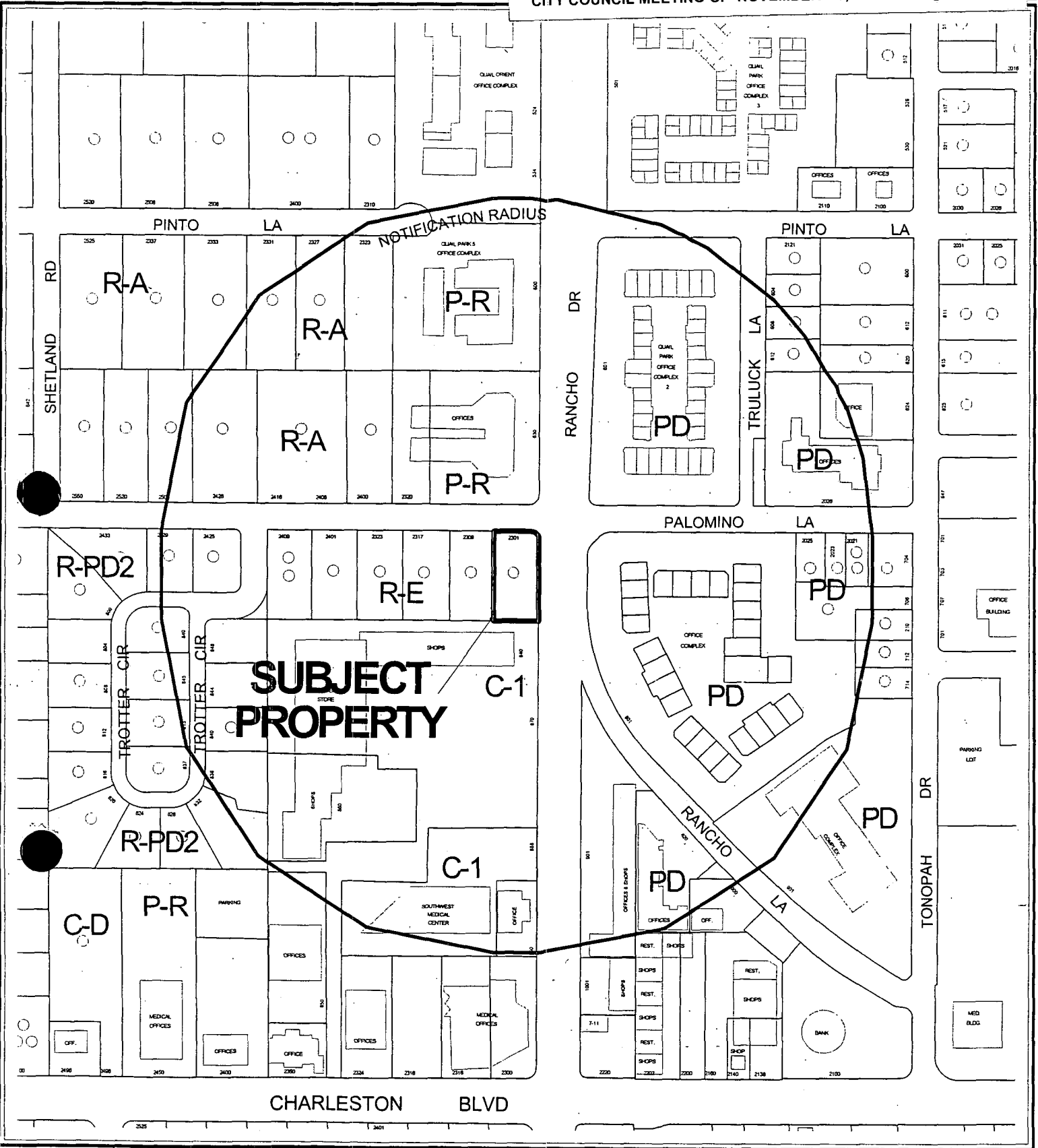
MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 103 [GPA-0023-00], Item 104 [Z-0077-00], and Item 105 [Z-0077-00(1)] took place under Item 103 [GPA-0023-00].

(2:04 - 2:06)

4-1246



0 200 400 Feet

CASE: Z-0077-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING: P-R (PROFESSIONAL OFFICES AND PARKING)

104



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0077-00 - Stephen L. Morris on behalf of Better Business Bureau of Southern Nevada**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (4-1 vote) recommends APPROVAL, subject to:

Planning

1. A Resolution of Intent with a one-year time limit.
2. Conformance to all conditions of approval for Site Development Plan Review [Z-0077-00(1)].

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Palomino Lane and Rancho Drive prior to the issuance of any permits.
4. Construct all incomplete half-street improvements adjacent to this site prior to occupancy of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting current City Standards prior to occupancy of this site.
5. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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 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

Z-0077-00 - Page Two

November 15, 2000 City Council Meeting

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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

Z-0077-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Rezoning from R-E (Residential Estates) to P-R (Professional Office and Parking) of 0.5 acres adjacent to the southwest corner of Palomino Lane and Rancho Drive. The proposed development is a residential conversion to an office for use by the Better Business Bureau of Las Vegas. Following are some specifics of the proposal.

Site Area	0.5	Acres
Building Size	3,341	Square Feet
Building Height	2	Stories
Parking Required	12	Spaces (including 1 handicap accessible)
Parking Provided	12	Spaces (including 1 handicap accessible)

BACKGROUND DATA

10/12/00 The Planning Commission denied a General Plan Amendment (GPA-0023-00) from R (Rural Density Residential) to O (Office).

10/12/00 The Planning Commission approved a Site Development Plan Review [Z-0077-00(1)] for a proposed 3,341 square foot office building.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-R (Professional Office and Parking)	Offices
South	C-1 (Limited Commercial)	Commercial Shopping Center
East	PD (Planned Development)	Offices
West	R-E (Residence Estates)	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated R (Rural Density Residential) on the Southeast Sector of the General Plan which does not allow the proposed office use. The applicant has requested an amendment to the map to O (Office).

Z-0077-00 - Page Two
November 15, 2000 City Council Meeting

ZONING

Section 19A.02.040(B) states the P-R (Professional Office and Parking District) zoning is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. The P-R district is designed to be a transitional zone to allow low intensity administrative and professional offices. However, staff finds that the proposed professional office development does not fit the definition of the P-R district because the property is still suitable for low-density residential use. Furthermore, the proposed P-R (Professional Office and Parking District) zoning would represent an intrusion into the existing residential neighborhood.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

Staff finds the requested Rezoning to P-R (Professional Office and Parking) is not consistent with the R (Rural Residential) designation of the Southeast Sector of the General Plan. However, the applicant has applied for a General Plan Amendment to amend the designation to O (Office).

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."**

Staff finds that the use proposed for this site will be more intense than the residential uses directly to the west of this property and represent an intrusion into the residential neighborhood.

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

Staff finds that there is ample office development along this portion of Rancho Drive. Furthermore, directly on the east side of Rancho Drive is the Las Vegas Medical District Master Planned Area, which is promoting office development within its borders.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

Z-0077-00 - Page Three
November 15, 2000 City Council Meeting

Staff finds the existing street system is developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development.

NOTICES MAILED 67 by Planning Department

APPROVALS 4

PROTESTS 1

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

City of Las Vegas

Agenda Item No.: 105

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DENIAL

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0023-00 AND Z-0077-00 - PUBLIC HEARING - Z-0077-00(1) - **STEPHEN L. MORRIS ON BEHALF OF BETTER BUSINESS BUREAU OF SOUTHERN NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 3,341 SQUARE FOOT OFFICE BUILDING on 0.50 Acres at 2301 Palomino Lane (APN: 139-32-802-008), R-E (Residential Estates) Zone proposed P-R (Professional Office and Parking), Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (4-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

M. McDONALD – ABEYANCE to 12/20/2000 - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN McDONALD requested that the items be held in abeyance. GREG BORGEL, 300 South 4th Street, appeared on behalf of the Better Business Bureau and concurred with the request.

No one appeared in opposition.

There was no further discussion.



Agenda Item No.: 105

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 105 – Z-0077-00(1)

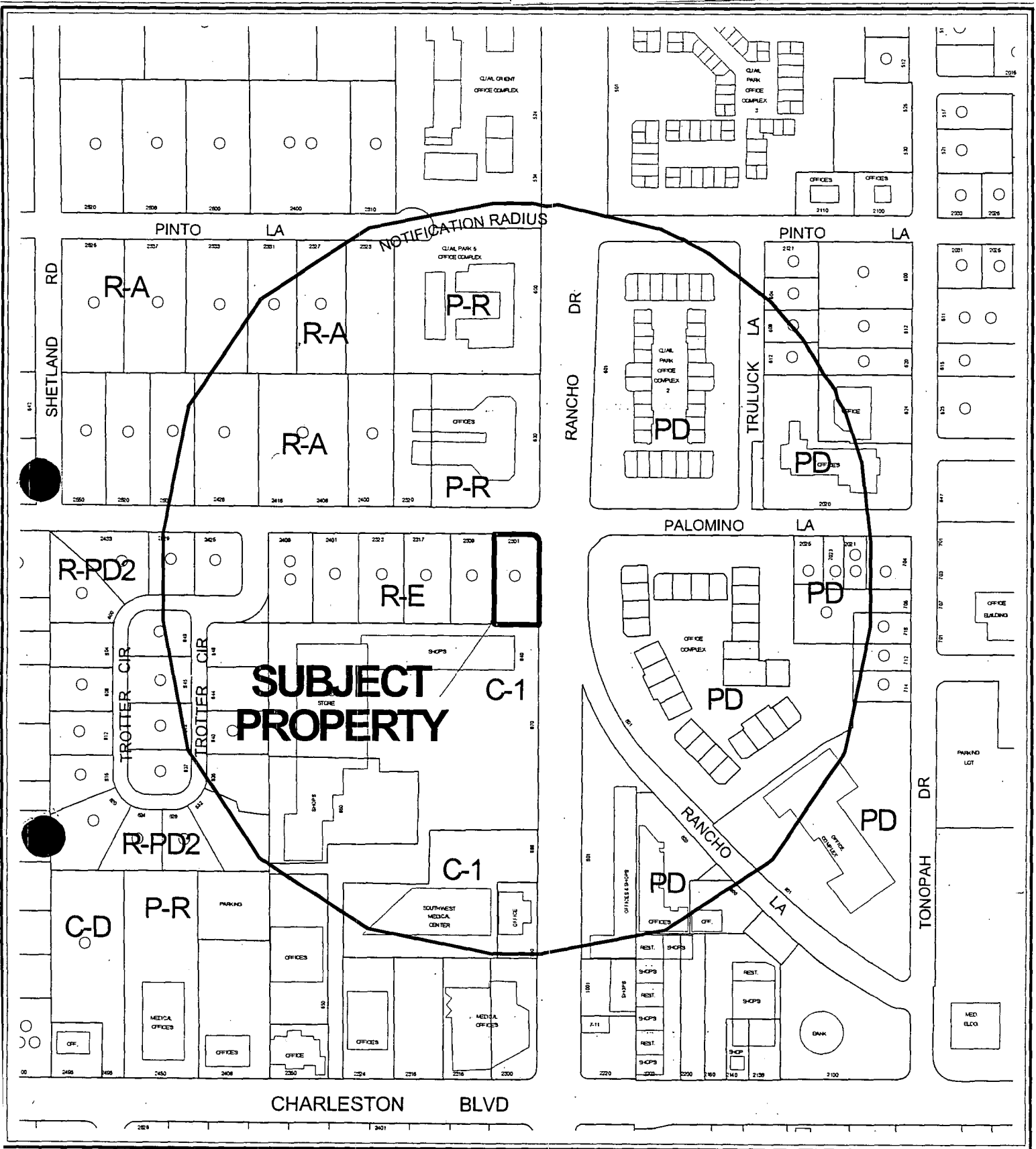
MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All related discussion for Item 103 [GPA-0023-00], Item 104 [Z-0077-00], and Item 105 [Z-0077-00(1)] took place under Item 103 [GPA-0023-00].

(2:04 - 2:06)

4-1246



CASE: Z-0077-00(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING: P-R (PROFESSIONAL OFFICES AND PARKING)

105



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-077-00(1) - Stephen L. Morris on behalf of Better Business Bureau of Southern Nevada**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (4-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. The applicant shall work with staff to create a "site visibility zone" in the southeast corner of the property.
2. Monument signage shall not be allowed. Only wall signage is permitted
3. Access to the site from Palomino Lane shall be prohibited.
4. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.
5. The site plan shall be amended to depict a Van Accessible Handicap Space pursuant to Chapter 19A.10.010 Diagram G3a.
6. The landscape plan and site plan shall be amended to remove the driveway from Palomino Way to the existing curb cut on Rancho Drive and shall be landscaped with drought tolerant plant materials.
7. The landscape plan shall be amended to show additional landscaping along the north and west property lines in an attempt to buffer this use from adjacent residential uses.
8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Z-0077-00(1) - Page Two
November 15, 2000 City Council Meeting

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Any proposed or required modifications to the driveway accessing Rancho Drive must also meet the approval of the Nevada Department of Transportation. (Public Works)
11. The existing gates across the driveway onto Rancho Drive, if intended to remain, and allowed to remain by the Nevada Department of Transportation, shall remain open during normal business hours. (Public Works)

Standard Conditions

12. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Z-0077-00(1) - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review of a proposed 3,341 square foot office building, located on a 0.5-acre site on the southwest corner of the intersection of Rancho Drive and Palomino Lane. The applicant has requested a General Plan Amendment and Rezoning with the Site Development Plan Review as the applicant considers the site to be an appropriate location for an office building.

BACKGROUND DATA

10/12/00 The Planning Commission denied a General Plan Amendment (GPA-0023-00) from R (Rural Density Residential) to O (Office).

10/12/00 The Planning Commission approved a Rezoning (Z-0077-00) from R-E (Residence Estates) to P-R (Professional Office and Parking).

DETAILS OF APPLICATION REQUEST

Site Area	0.5	Acres
Building Floor Area	3,341	Square Feet
FAR	0.153	
Building Height		Feet (2 stories)
Parking Required	12	Spaces (including 1 handicap accessible)
Parking Provided	12	Spaces (including 1 handicap accessible)
Loading Required	1	Space
Loading Provided	0	Space

Access to the site will be via one driveway on Rancho Drive. The landscaping plan depicts landscaping within a fifty-foot wide planter along the Palomino Lane frontage, within a ten-foot wide planter along west property line adjacent to residential, within a five to eight-foot wide planter along the southern parcel boundary. Within the planters are depicted mature trees unevenly dispersed throughout the landscape areas.

The elevations for the proposed building depict a typical residential conversion with exterior walls of beige stucco, accented with a brick fireplace chimney. The roofline is a modified gambrel roof with brown shingles.

Z-0077-00(1) - Page Two
November 15, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	P-R (Professional Office and Parking)	Offices
South	C-1 (Limited Commercial)	Commercial Shopping Center
East	PD (Planned Development)	Offices
West	R-E (Residence Estates)	Single Family Residential

ANALYSIS & FINDINGS

ZONING

Section 19A.02.040(B) states the P-R (Professional Office and Parking District) zoning is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. The P-R district is designed to be a transitional zone to allow low intensity administrative and professional offices. However, staff finds that the proposed professional office development does not fit the definition of the P-R district because the property is still suitable for low-density residential use. Furthermore, the proposed P-R (Professional Office and Parking District) zoning would represent an intrusion into the existing residential neighborhood.

SITE PLAN

The submitted site plan proposes vehicular access from one driveway off of Rancho Drive. Pursuant to Section 19A.10.020 of the Las Vegas Municipal Code, the site plan should be revised to depict a minimum of one loading space. Furthermore, the handicap accessible space that is portrayed on the site plan is not in conformance with Section 19A.10 G3a. The site plan shall be revised to indicate a Van Accessible Handicap Space with a minimum 5-foot aisle on one side and a minimum 8 foot aisle on the other side.

LANDSCAPE PLAN

Staff finds that the proposed landscape plan meets the intent of Title 19A.12.060 commercial development requirements. However, staff finds that a few revisions should be made. First the existing driveway, leading from Palomino Way to the existing curb cut on Rancho Drive should be removed to eliminate any potential access to Palomino Way and shall be landscaped with drought tolerant plant materials. Secondly, along the edges of the parking areas, the landscape planters shall be a minimum of eight feet in width. Finally, staff finds that additional landscaping should be provided along the north and west property lines to buffer this use from the adjacent residential neighborhood. Therefore, staff recommends the applicant submit a revised landscape plan depicting additional landscaping along the edges of the parking area and additional landscaping adjacent to the east side of the building.

Z-0077-00(1) - Page Three
November 15, 2000 City Council Meeting

ELEVATIONS

Staff has no objection to the depicted elevations.

SIGNAGE

Signage aesthetics is of particular concern for commercial sites adjacent to residential neighborhoods. In order to reduce the visual clutter potentially resulting from tall freestanding signage placed along the Rancho Drive street frontage, freestanding signage should be limited to one monument sign, with a maximum height of eight feet, on Rancho Drive. The sign should utilize materials and colors reflecting the building design. Wall signage should not be allowed.

[AT THE OCTOBER 12TH MEETING, THE PLANNING COMMISSION FELT THAT WALL SIGNAGE WOULD BE PREFERABLE TO MONUMENT SIGNAGE, AND ADDED A CONDITION TO THAT EFFECT].

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

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

Staff finds the proposed office use will be more intense than the adjacent single-family residential properties to the west and will not be appropriate adjacent to residential uses.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below regarding mechanical screening, and revisions to the landscape plan resulting in wider planters.

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

The proposed site plan shows one access point onto Rancho Drive. However, the site plan shows the existing driveway onto Palomino Lane will remain. Staff has concerns over the potential use of Palomino Lane by patrons of the business.

Z-0077-00(1) - Page Four
November 15, 2000 City Council Meeting

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

Staff finds the submitted building elevations and landscaping demonstrate adequate visual consistency with the surrounding residential neighborhood, in that the submitted materials depict appropriate façade design and provide adequate landscape buffering. However, staff finds that the proposed professional office development on the corner of Palomino Lane and Rancho Drive will not be compatible with the adjacent single-family residences to the west.

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."

Staff finds the submitted building elevations and landscaping demonstrate an aesthetically pleasing overall site layout, in that the submitted materials depict appropriate façade design and provide adequate landscape buffering. However, staff finds that the proposed professional office development on the corner of Palomino Lane and Rancho Drive will not be compatible with the adjacent single-family residences to the west.

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

Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 67 by Planning Department

APPROVALS 2

PROTESTS 0

[Note: In addition to the concern regarding signage, the Planning Commission also had a concern regarding traffic visibility in the southeast portion of the site and so added a condition.]

Z-0077-00(1) - Page Five
November 15, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

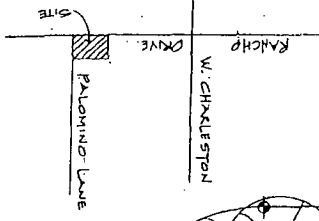
DATE	01/10/00
BY	1/10/00
REVISIONS	

PROPOSED RE-ZONING FOR THE BETTER BUSINESS BUREAU
FROM RE-10 C-P TO RE-10 C-P
2301 PALOMINO LANE

REVISIONS	

NO SCALE

VICINITY MAP

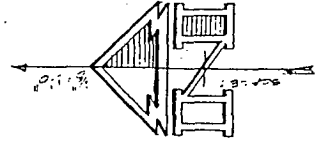
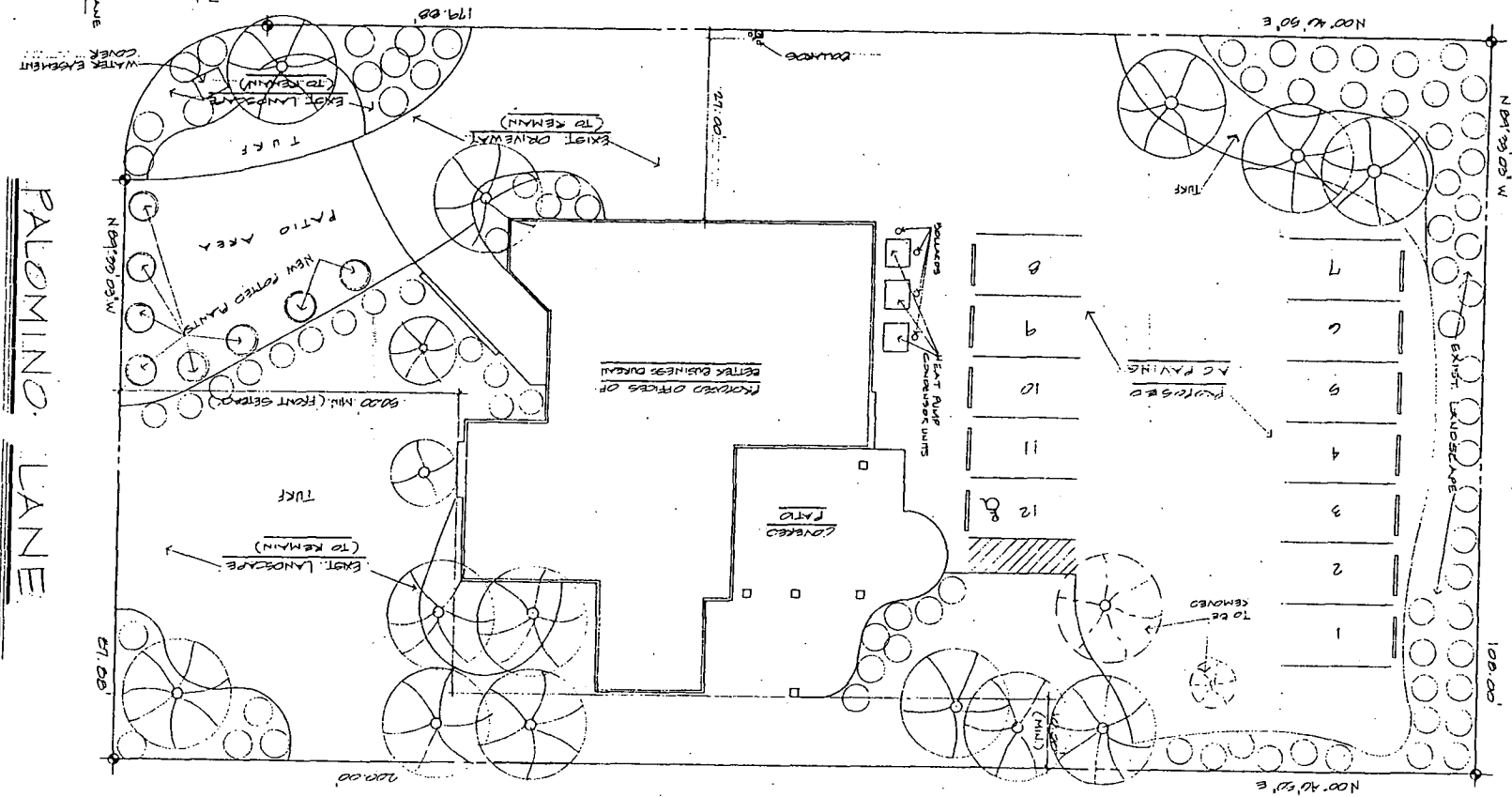


STREET

11	PARKING REQUIRED 1 SP MAX 500 SQ FT
12	PARKING PROVIDED
2,541 SQ FT	BUILDING SIZE
21,780 SQ FT	LOT SIZE

GPA-0023-00
Z-0077-00
Z-0077-00(1)
10-13-00 PC

RANCHO DRIVE



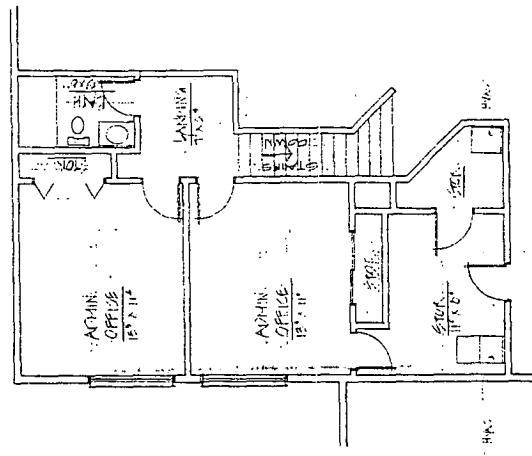
SHOPPING CENTER (ZONED C-C)

PROPOSED RE-ZONING FOR: THE BETTER BUSINESS BUREAU
FROM RE TO C-2
2301 PALOMINO LANE

REVISIONS	DATE	BY



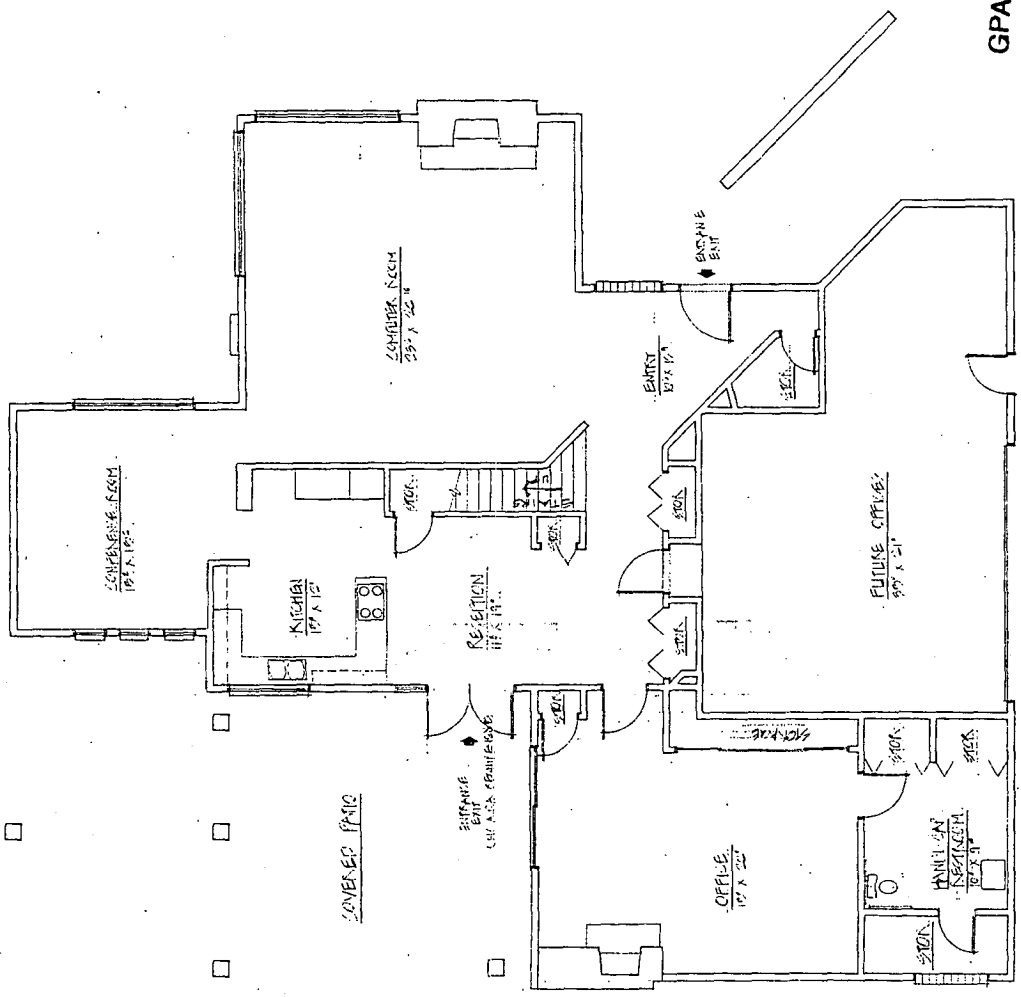
CONCRETE SLAB
1" THICK, 4000 PSI, 4" MIN. COVER
NO REINFORCING BARS REQUIRED



SECOND LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

STAFF

- GPA-0023-00
- Z-0077-00
- Z-0077-00(1)
- 10-13-00 PC



FIRST LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

City of Las Vegas

Agenda Item No.: 106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-0025-00 - BIVINS**

CONSTRUCTION COMPANY, INC. - Request to amend a portion of the Southeast Sector of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 3.05 acres on the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission voted 3-2 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission voted 3-2 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at meeting: TOM McGOWAN's comments for Item 106 [GPA-0025-00], Item 107 [Z-0079-00] and Item 108 [Z-0079-00(1)] are made a part of the Final Minutes under Item 106 [GPA-0025-00].

MOTION:

REESE – APPROVED – UNANIMOUS with L. B. McDONALD abstaining because her sister resides in the complex adjacent to the site and WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

*City of Las Vegas***Agenda Item No.: 106**

CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Planning & Development

Item 106 -- GPA-0025-00

MINUTES – Continued:

VINNIE BOURMAIAN, Civil Engineer, Bourmaian Consulting, 500 North Rainbow Boulevard, #300, appeared on behalf of the applicant. He stated that the parcel has been vacant for 18 years and collecting debris. It has become an eyesore. The proposed project will be well maintained and there will be no alcohol or gaming.

TODD FARLOW, 240 North 19th Street, asked whether something could be done about a parcel adjacent to this site that sits all by itself.

JUNE BIANCO, 3509 Foliage Drive, Vice President of Atrium Gardens, stated that the residents in her townhouse complex see this proposal as being good for the community. It may eliminate the problems with the transients sleeping in the field or breaking into the units.

TOM MCGOWAN, resident of Las Vegas, declared that this project is compatible with the surrounding neighborhood and is consistent with public policy regarding infield development and redevelopment. His additional comments have been made a part of the record.

COUNCILMAN REESE asked MR. BOURMAIAN what is proposed for the small area that MR. FARLOW referred to. MR. BOURMAIAN replied that the parcel would be used for employee parking. The area will have security patrols to ensure that no one will use it for dumping.

No one appeared in opposition.

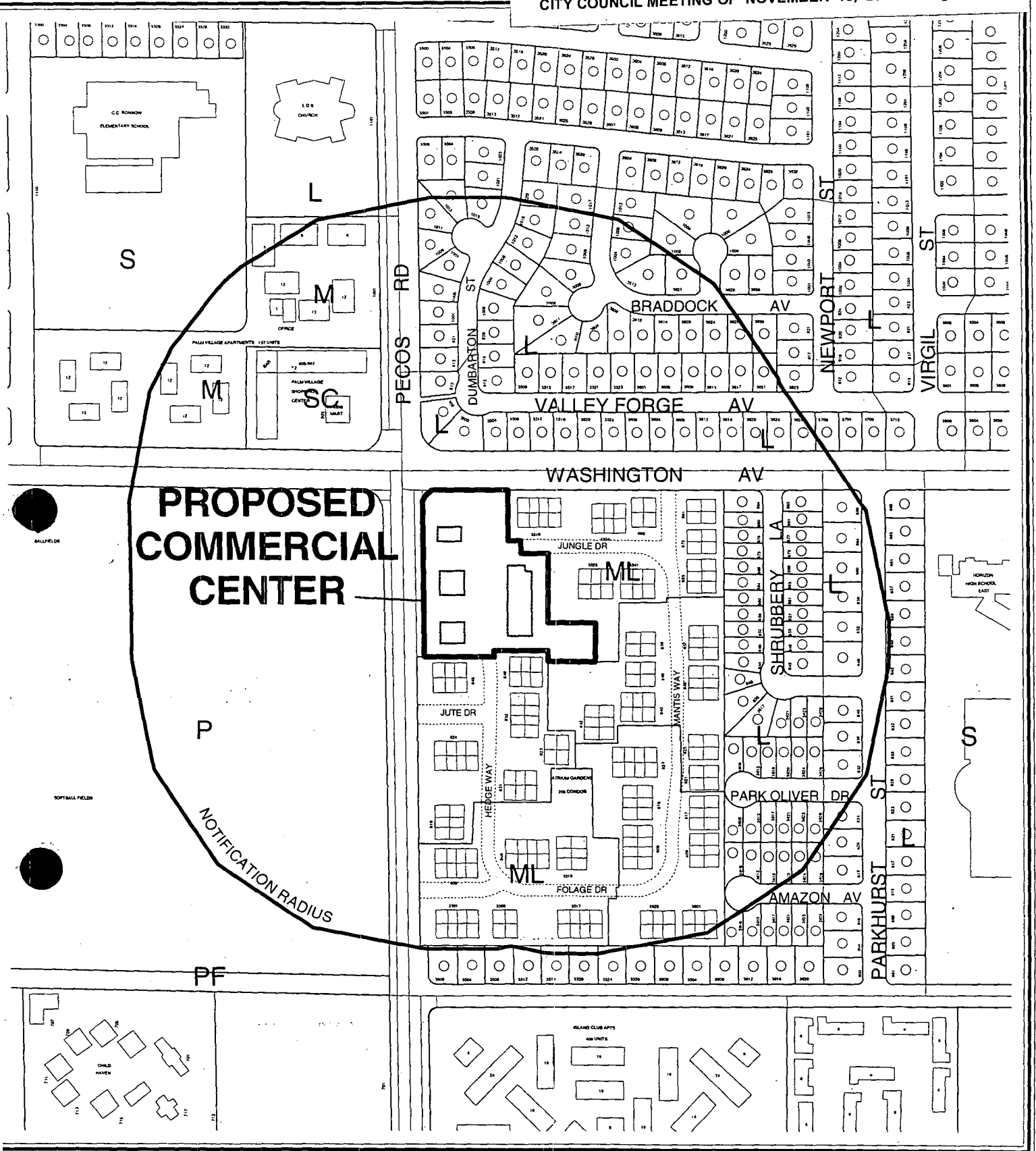
There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See related Item 107 [Z-0079-00] and Item 108 [Z-0079-00(1)] for additional discussion.

(2:49 - 2:59)

4-3152



CASE: GPA-0025-00

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION: SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: GPA-0025-00 - Bivins Construction Company, Inc.

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission voted 3-2 on a motion for approval which is tantamount to DENIAL due to the failure of the Commission to obtain a super-majority vote.

GPA-0025-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to amend the Southeast Sector Plan of the General Plan from M (Medium Density Residential) to SC (Service Commercial) for the purpose of developing a shopping center.

The applicant has justified the request for the following reasons:

1. The irregular shape of the lot would make a residential development unfeasible.
2. The area is lacking in modern and pleasing commercial areas and services.

BACKGROUND DATA

- 09/22/59 The Las Vegas City Planning Commission adopted a Generalized Land Use Plan. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum of five (5) families per acre.
- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. On this plan, the subject properties were designated for Low Density Residential land uses, with a maximum density of six (6) dwelling units per acre.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of seven (7) dwelling units per acre.
- 08/07/85 The Las Vegas City Council adopted the Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Medium-Low Density Residential land uses with a maximum density of twelve (12) dwelling units per acre.
- 3/12/92 The Planning Commission of the City of Las Vegas adopted three Land Use Sector Maps of the General Plan.
- 3/31/97 The Planning Commission of the City of Las Vegas adopted the last revision of the three Land Use Sector Maps of the General Plan. On this Plan, the subject property was designated for Medium-Low Density Residential land uses, with a maximum of eleven dwelling units per acre.

GPA-0025-00 - Page Two
November 15, 2000 City Council Meeting

11/24/97 The Las Vegas City Council approved a request to amend the General Plan on this property from ML (Medium-Low Density Residential) to M (Medium Density Residential).

09/06/00 The Las Vegas City Council approves a request to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan, the subject property is designated for Medium Density Residential Uses, with a maximum density of 25 dwelling units per acre.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

EXISTING LAND USE

Subject Property	Vacant
North	Single-Family Residential/ Shopping Center to the Northwest
South	Multi-Family Residential
East	Multi-Family Residential
West	Park

PLANNED LAND USE

Subject Property	M (Medium Density Residential)
North	L (Low Density Residential)/ SC (Service Commercial) to the Northwest
South	ML (Medium-Low Density Residential)
East	ML (Medium-Low Density Residential)
West	P (Park)

EXISTING ZONING OF ADJACENT PARCELS

Subject Property	R-1 (Single-Family Residential) Under Resolution of Intent to R-3 (Medium Density Residential).
North	R-1 (Single-Family Residential)/ C-1 (Limited Commercial) to the Northwest
South	R-PD12 (Residential Planned Development – 12 dwelling units per acre)
East	R-PD12 (Residential Planned Development – 12 dwelling units per acre)
West	C-V (Civic)

GPA-0025-00 - Page Three
November 15, 2000 City Council Meeting

ANALYSIS

Definitions:

Medium Residential (M)

(The density range is from 11.5 to a maximum of 20.49 dwelling units/gross acre.) The medium Residential category permits a higher density variety of multifamily unit types, up to three stories in height.

Service Commercial (SC)

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

In November of 1997, the City of Las Vegas initiated a General Plan Amendment and Rezoning application on this property for the purpose of allowing future development to occur in a manner compatible with the surrounding area. Attached housing on this property, which is what is currently permitted, would continue the existing development pattern on this corner of the intersection.

Staff finds that there have been no changes in the area which would warrant more intensive development on this site. On the contrary, the Las Vegas Master Plan 2020 strives to preserve and protect residential areas from the impacts of this type of development. Goal 2 of this plan is intended to ensure that "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation." Policy 2.1.2 of this goal states that "development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development. This plan also includes the subject property in the Neighborhood Revitalization Area which "seeks to stabilize and improve these areas that form the heart of the community and protect them from the intrusion of non-residential land uses...." With a park to the west, single-family homes to the north, and attached homes to the south and east, the Plan cannot support this type of commercial development. Staff feels that a single commercial pad pushed to the northwest corner of the site may be able to be developed in a manner harmonious with the area but to develop the entire property would be too intrusive.

GPA-0025-00 - Page Four
November 15, 2000 City Council Meeting

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

With regard to "1" above, the density and intensity of the proposed General Plan Amendment would not be compatible with the existing residential properties immediately to the south and east.

With regard to "2" above, the C-1 (Limited Commercial) zoning district that would be allowed by the proposed amendment would permit an intensity of use that would not be appropriate adjacent to residential property.

With regard to "3" above, the parcel in question is located in an area of the City where all utilities are currently in place and available to this site. The site is serviced by the Northeast Command of the Las Vegas Metropolitan Police Department with a substation approximately one mile to the east at Eastern Avenue and Washington Avenue. Fire Station #8, which is approximately one-half mile to the south at 633 North Mojave Road, is the closest facility to the site. Freedom Park, immediately to the west of the subject property, is the closest City park to the site.

With regard to "4" above, the Las Vegas Master Plan 2020 does not support infill development that is not sensitive to existing development.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 21 days of the closing date of the application. In accordance with this policy, a neighborhood meeting was held on Thursday, September 14, 2000. Staff was not in attendance at the meeting however a written synopsis of the meeting provided by the applicant indicated that there were six neighbors in attendance. Concerns raised by the neighbors included hours of operation, gaming, alcohol sales, buffering of noise and lighting, and landscaping. The applicant assured the neighbors that due to the proximity of parks and schools there would be no gaming or alcohol sales. Further, there would be no 24-hour operations and all landscaping, lighting, and screen walls would meet or exceed City standards. The applicant indicated that there was no negative response from the neighbors regarding this request.

GPA-0025-00 - Page Five
November 15, 2000 City Council Meeting

FINDINGS

Staff finds this amendment inappropriate for the following reasons:

1. The application does not meet the requirements of section 19A.18.030 of the City of Las Vegas zoning Code regarding subsections "a", and "b".
2. The Las Vegas Master Plan 2020 does not support the development of non-residential uses in mature neighborhoods, particularly in the area designated as the "Neighborhood Revitalization Area."
3. The Las Vegas Master Plan 2020 encourages infill development in residential neighborhoods to be sensitive in design and use to surrounding development.

NOTICES MAILED 331 by Planning Department

APPROVALS 3

PROTESTS 2

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES		
<i>B&S - Permits/Inspections</i>	YES		
<i>PW - DEVCO</i>	YES		
<i>Office of Business Development</i>	YES		
<i>Fire Services - Prevention</i>	YES		



GPA-0025-00, Z-0079-00 AND Z-0079-00(1) - BIVINS CONSTRUCTION COMPANY, INC.

Looking southeast from intersection of Washington Avenue and Pecos Road

[Items 106.
107.
108.] (Bivins/Reese):-

Tom McGowan. Las Vegas Resident.

* THE PROPOSED USE IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD, -- IS CONSISTENT WITH PUBLIC POLICY REGARDING 'INFILL' DEVELOPMENT AND REDEVELOPMENT, -- AND IS CONTRIBUTIVE TO THE SOCIO-ECONOMIC VIABILITY OF THE COMMUNITY-AT-LARGE.

FURTHERMORE, THERE ARE NO SPECIAL USE PERMIT REQUESTS, AND, -- IF THE PROPERTY REMAINS UNDEVELOPED, -- IT WOULD REMAIN A BLIGHTED AND LITTERED VACANT LOT!

I RECOMMEND APPROVAL!

Thank you.

City of Las Vegas

Agenda Item No.: 107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-0025-00 - PUBLIC HEARING - **Z-0079-00 - BIVINS CONSTRUCTION COMPANY, INC.** - Request for a Rezoning FROM: R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 3.05 Acres on the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (3-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

3

Hearing Officer Meeting

City Council Meeting

0**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (3-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: TOM McGOWAN's comments for Item 106 [GPA-0025-00], Item 107 [Z-0079-00] and Item 108 [Z-0079-00(1)] are made a part of the Final Minutes under Item 106 [GPA-0025-00].

MOTION:

REESE –APPROVED subject to conditions – UNANIMOUS with L. B. McDONALD abstaining because her sister resides in the complex adjacent to the site and WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VINNIE BOURMAIAN, Civil Engineer, Bourmaian Consulting, 500 North Rainbow Boulevard, #300, appeared on behalf of the applicant.

City of Las Vegas

Agenda Item No.: 107

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
 Planning & Development
 Item 107 -- Z-0079-00

MINUTES – Continued:

COUNCILMAN REESE indicated that because of the nature and shape of the lot, no alcohol sales and the adjacency to the park, as well as the neighbors' support, he feels comfortable approving this zoning.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See related Item 106 [GPA-0025-00] and Item 108 [Z-0079-00(1)] for additional discussion.

(2:49 - 2:59)
 4-3152

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Conformance to all applicable conditions of approval for General Plan Amendment (GPA-0025-00) and Site Development Plan Review [Z-0079-00(1)].

Public Works

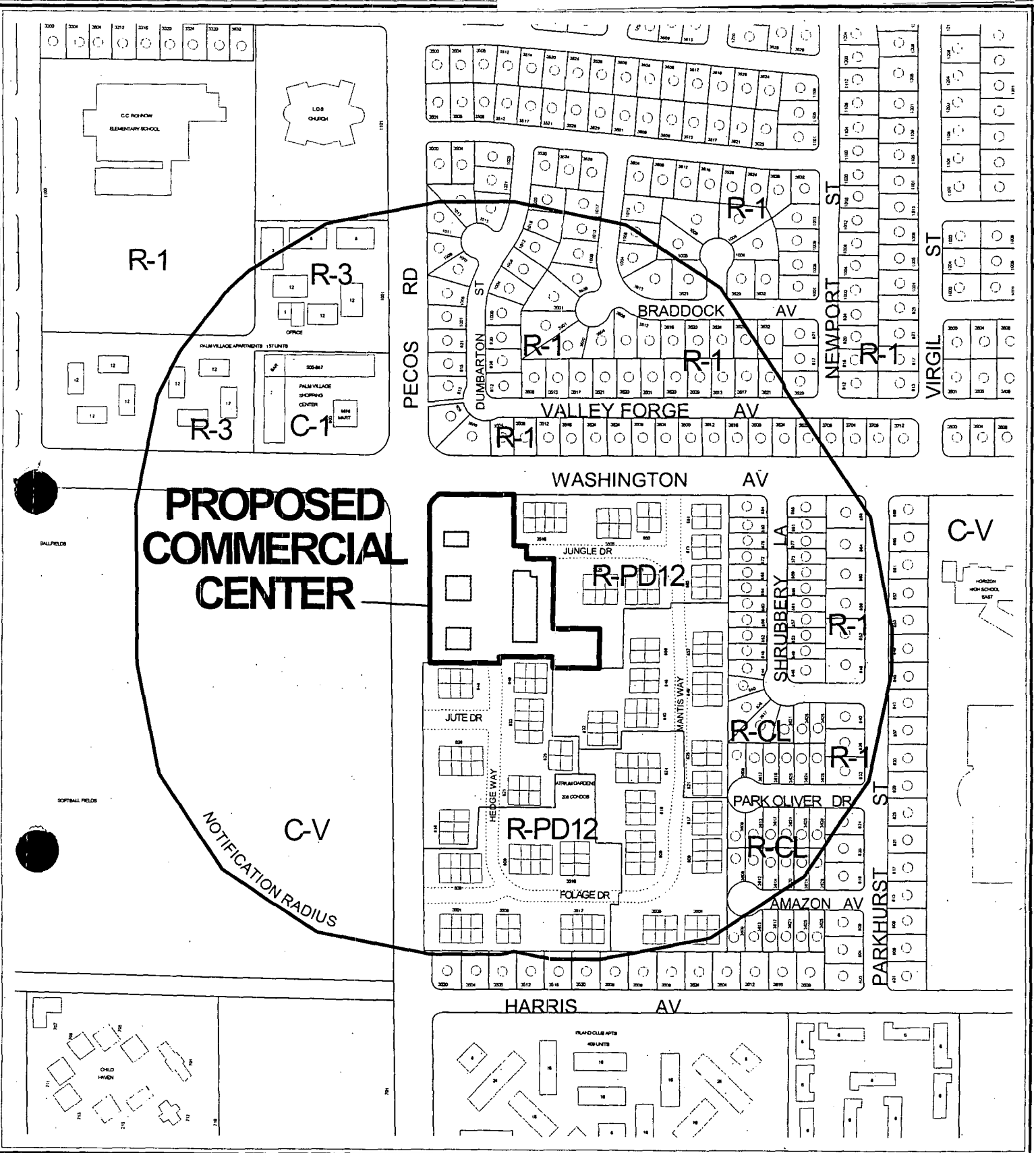
3. Dedicate appropriate public street rights-of-way adjacent to this site in accordance with the requirements of the approved Traffic Impact Analysis prior to the issuance of any building or grading permits.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot layout, and possible median modification requirements on Pecos Road prior to the

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 107 – Z-0079-00

CONDITIONS - Continued:

- submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Site development shall comply with the recommendations of the Traffic Engineering Representative in Land Development.
6. Grant an additional 10 feet of public sewer easement, 5 feet on each side, for a total width of 20 feet for the existing public sewer line running through this site prior to the issuance of any permits.
 7. Site development to comply with the requirements of the approved Traffic Impact Analysis.
 8. 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 the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

PROPOSED COMMERCIAL CENTER



CASE: **Z-0079-00**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION
OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



107

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0079-00 - Bivins Construction Company, Inc.**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (3-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Conformance to all applicable conditions of approval for General Plan Amendment (GPA-0025-00) and Site Development Plan Review [Z-0079-00(1)].

Public Works

3. Dedicate appropriate public street rights-of-way adjacent to this site in accordance with the requirements of the approved Traffic Impact Analysis prior to the issuance of any building or grading permits.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot layout, and possible median modification requirements on Pecos Road prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Site development shall comply with the recommendations of the Traffic Engineering Representative in Land Development.
6. Grant an additional 10 feet of public sewer easement, 5 feet on each side, for a total width of 20 feet for the existing public sewer line running through this site prior to the issuance of any permits.
7. Site development to comply with the requirements of the approved Traffic Impact Analysis.

Z-0079-00 - Page Two

November 15, 2000 City Council Meeting

8. 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 the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Z-0079-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-1 (Single Family Residential) under Resolution of intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) on the southeast corner of Washington Avenue and Pecos Road. The applicant indicates that this rezoning is justified because the site is irregularly shaped and is not feasible for residential development and that the area is lacking in modern and pleasing commercial development.

BACKGROUND DATA

- 09/03/1980 The City Council approved a Rezoning (Z-0056-80) from R-1 (Single Family Residential) to R-PD12 (Residential Planned Development - 12 Units per Acre) on this site as part of a larger request.
- 01/21/1981 The City Council approved a Site Development Plan Review (Z-0056-00) for a proposed 264-unit single-story condominium development.
- 03/18/1981 The City Council approved the Atrium Gardens Tentative Map on this site as part of a larger request.
- 04/12/1984 The Planning Commission approved the Atrium Gardens VI Final Map on this site.
- 11/24/1997 The City Council approved a Rezoning (Z-0092-97) from R-1 (Single Family Residential) to R-3 (Medium Density Residential) on this site.
- 10/12/2000 The Planning Commission approved a General Plan Amendment (GPA-0025-00) from M (Medium Density Residential) to SC (Service Commercial) on this site.
- 10/12/2000 The Planning Commission approved a Site Development Plan Review [Z-0079-00(1)] for a proposed 21,425 square foot commercial development.

Z-0079-00 - Page Two
November 15, 2000 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Single-Family Residential
East:	R-PD12 (Residential Planned Development – 12 Units per Acre	Multiple Family Residential
South:	R-PD12 (Residential Planned Development – 12 Units per Acre	Multiple Family Residential
West:	C-V (Civic)	Freedom Park (City of Las Vegas)

ANALYSIS & FINDINGS

GENERAL PLAN

The current land use designation of the property is M (Medium Density Residential). The proposed General Plan Amendment to SC (Service Commercial) is not compatible with the surrounding residential properties. The SC (Service Commercial) land use designation is intended to provide most retail shopping and personal services. The parcels involved in this request would intrude into the existing residential development to the east and south of this property.

ZONING

The current general plan designation of the property is M (Medium Density Residential) which allows a density range of 11.5 to 20.49 dwelling units per acre. The Medium Density Residential category permits a higher density variety of multifamily unit types, up to three stories in height. Staff finds the proposed C-1 (Service Commercial) zone is not compatible with this current land use designation. The uses allowed in the proposed C-1 district would not be compatible with the existing residential to the north, east and south. However staff finds if the General Plan Amendment to SC (Service Commercial) is approved, C-1 zoning is permitted.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

Staff finds the proposed C-1 (Limited Commercial) zone is not compatible with the current land use designation of M (Medium Density Residential). The uses allowed in the proposed P-R district would not be compatible with the existing residential that is adjacent to the north, east and south of these sites.

Z-0079-00 - Page Three
November 15, 2000 City Council Meeting

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."**

As proposed, the requested zoning to C-1 (Limited Commercial) Zoning would be an intrusion into an established residential area. Regardless of buffering or any other development conditions that may be proposed, staff finds the associated light and noise would be an inappropriate intrusion to the adjacent residential on the north, east and south of this site.

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

Staff finds there are available commercially zoned properties within one-half mile of this property, and that the requested rezoning does not meet any identified existing need for commercial development in the community. Furthermore, the Las Vegas Master Plan 2020 does not support infill development that is not sensitive to existing development. Staff finds that this proposed rezoning is not sensitive to the existing residential to the north, east and south of this site.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

Staff finds the properties will achieve access from Washington Avenue and Pecos Road, both 100-foot wide primary arterial roadways.

NOTICES MAILED 331 by Planning Department

APPROVALS 3

PROTESTS 2

Z-0079-00 - Page Four
November 15, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

City of Las Vegas

Agenda Item No.: 108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW AND A WAIVER OF THE REQUIRED LANDSCAPING RELATED TO GPA-0025-00 AND Z-0079-00 - PUBLIC HEARING - **Z-0079-00(1) - BIVINS CONSTRUCTION COMPANY, INC.** - Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED 21,425 SQUARE FOOT COMMERCIAL CENTER on 3.05 Acres on the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential), proposed C-1 (Limited Commercial), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (3-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: TOM McGOWAN's comments for Item 106 [GPA-0025-00], Item 107 [Z-0079-00] and Item 108 [Z-0079-00(1)] are made a part of the Final Minutes under Item 106 [GPA-0025-00].

MOTION:

REESE –APPROVED subject to conditions and the following added condition:

- *The applicant shall submit a revised plan and incorporate the requirements outlined in Condition #3 that specifies eight-foot wide landscape planters.*

-- UNANIMOUS with L. B. McDONALD abstaining because her sister resides in the complex adjacent to the site, and WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 108 -- Z-0079-00(1)

MINUTES – Continued:

VINNIE BOURMAIAN, Civil Engineer, Bourmaian Consulting, 500 North Rainbow Boulevard, #300, appeared on behalf of the applicant.

ARCHITECT GENE WOODROW, Architect, 1631 East Sunset Road, clarified with COUNCILMAN REESE that there was never a request for a waiver of the landscaping requirement and that the applicant is willing to comply with whatever landscaping required for this area. Planning staff commented that along the south and east property lines City standards require a minimum of eight-foot wide planters. The planters shown on the site plan are five and seven feet in width. Planning staff asked that the applicant provide a revised plan showing an eight-foot wide planter along those property lines. The applicant concurred with the request.

COUNCILMAN REESE thanked the applicant and added that this project will definitely be a plus for this area.

No one appeared in opposition.

There was no further discussion

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See related Item 106 [GPA-0025-00] and Item 107 [Z-0079-00] for additional discussion.

(2:49 - 2:59)

4-3152

CONDITIONS:

Planning and Development

1. The site plan shall be revised to portray one of the pad buildings as a retail building in order to provide sufficient on-site parking.
2. The site plan shall be revised to eliminate the drive-through lane for pad building "B".
3. The landscape plan shall be revised to indicate a minimum eight (8) foot wide landscape planter along the property lines that abut residential uses. The landscaping shall consist of one 24-inch box tree every twenty (20) feet on-center plus one additional 24-inch box tree as required by the Las Vegas Urban Design Guidelines and Standards.

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
 Planning & Development
 Item 108 -- Z-0079-00(1)

CONDITIONS – Continued:

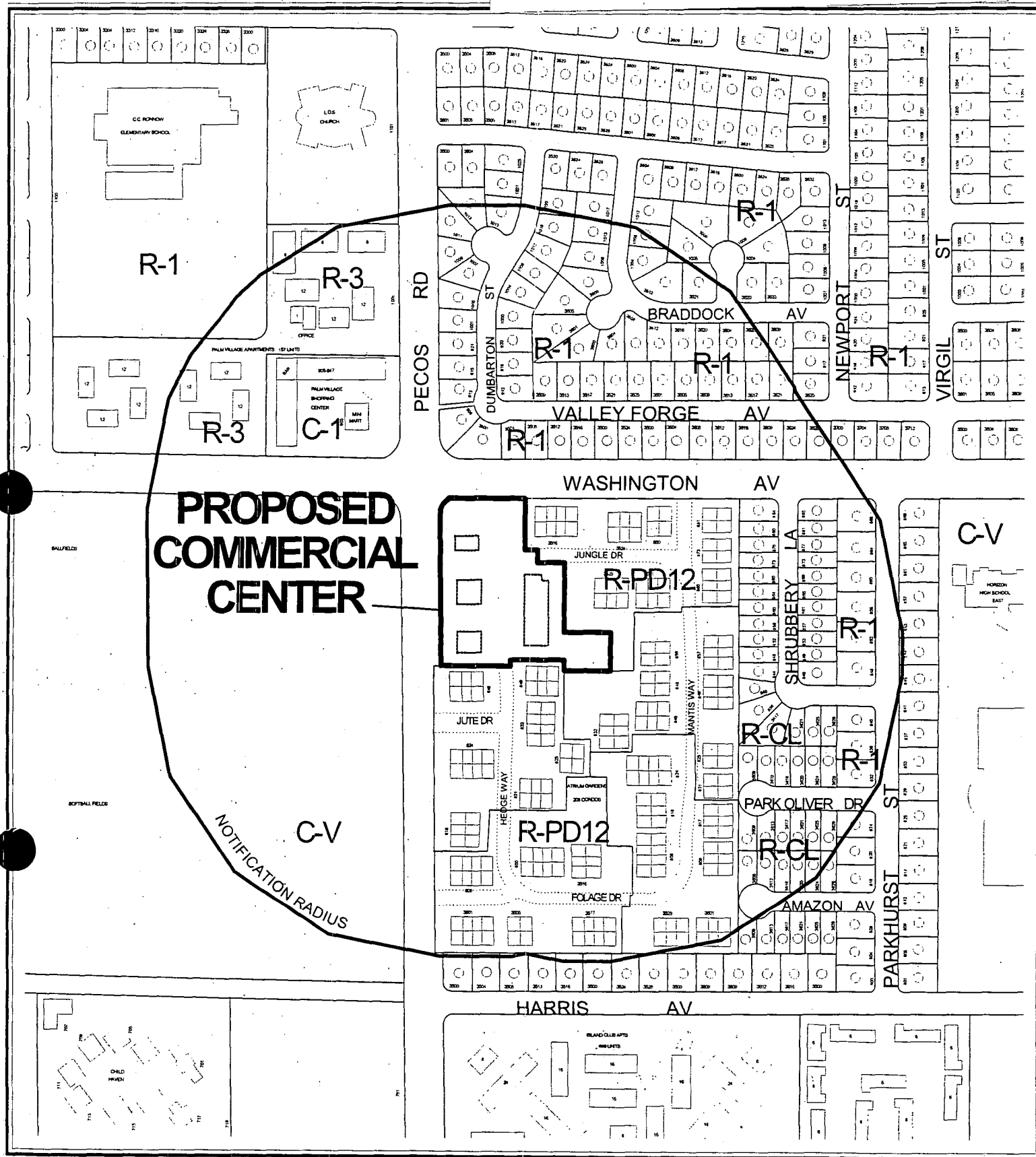
4. The landscape plan shall be revised to portray one 24-inch box tree for every six parking spaces. The finger islands shall be a minimum of five (5) feet in width.
5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot layout, and possible median modification requirements on Pecos Road prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Site development shall comply with the recommendations of the Traffic Engineering Representative in Land Development.

Standard Conditions

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
9. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.



CASE: Z-0079-00(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet

108



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0079-00(1) - Bivins Construction Company, Inc.**

**** CONDITIONS ****

Staff recommends DENIAL.

The Planning Commission (3-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to portray one of the pad buildings as a retail building in order to provide sufficient on-site parking.
2. The site plan shall be revised to eliminate the drive-through lane for pad building "B".
3. The landscape plan shall be revised to indicate a minimum eight (8) foot wide landscape planter along the property lines that abut residential uses. The landscaping shall consist of one 24-inch box tree every twenty (20) feet on-center plus one additional 24-inch box tree as required by the Las Vegas Urban Design Guidelines and Standards.
4. The landscape plan shall be revised to portray one 24-inch box tree for every six parking spaces. The finger islands shall be a minimum of five (5) feet in width.
5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot layout, and possible median modification requirements on Pecos Road prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Site development shall comply with the recommendations of the Traffic Engineering Representative in Land Development.

Z-0079-00(1) - Page Two
November 15, 2000 City Council Meeting

Standard Conditions

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
9. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Z-0079-00(1) - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review for a proposed 21,425 square foot commercial center on the southeast corner of Washington Avenue and Pecos Road. The applicant indicates that this rezoning is justified because the site is irregularly shaped and is not feasible for residential development and that the area is lacking in modern and pleasing commercial development.

BACKGROUND DATA

- 09/03/80 The City Council approved a Rezoning (Z-0056-80) from R-1 (Single Family Residential) to R-PD12 (Residential Planned Development - 12 Units per Acre) on this site as part of a larger request.
- 01/21/81 The City Council approved a Site Development Plan Review (Z-0056-80) for a proposed 264-unit single-story condominium development.
- 03/18/81 The City Council approved the Atrium Gardens Tentative Map on this site as part of a larger request.
- 04/12/84 The Planning Commission approved the Atrium Gardens VI Final Map on this site.
- 11/24/97 The City Council approved a Rezoning (Z-0092-97) from R-1 (Single Family Residential) to R-3 (Medium Density Residential) on this site.
- 10/12/00 The Planning Commission approved a General Plan Amendment (GPA-0025-00) from M (Medium Density Residential) to SC (Service Commercial) on this site.
- 10/12/00 The Planning Commission approved a Rezoning (Z-0079-00) from R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial).

DETAILS OF APPLICATION REQUEST

Site Area:	3.01	Acres
Building Area:	21,425	Square Feet
Retail Area:	10,725	Square Feet
Restaurant, Fast Food:	10,700	Square Feet

Z-0079-00(1) - Page Two
November 15, 2000 City Council Meeting

Building Height:	24.0	Feet
Parking Spaces Required:	150	Spaces (Including 5 handicap accessible)*
Parking Spaces Provided:	139	Spaces (Including 5 handicap accessible)
Loading Spaces Required:	2	Spaces
Loading Spaces Provided:	3	Spaces

*Parking based on Section 19A.10.010(F) (Building D = *All other commercial not listed* at 1 space per 250 square feet of space) and (Buildings A, B and C = *Restaurant, with drive-through facilities* at 1 space per 100 square feet of space).

Access to the site is via three driveways, two off of Pecos Road and one off of Washington Avenue. The site features a retail line shop (building D) toward the rear of the site and three drive-through pad sites (buildings A, B and C) along the Pecos Road frontage. Parking is depicted on the interior of the site with smaller parking areas on the east and north sides of the site.

The landscape plan indicates minimum fifteen foot wide planters along both the Pecos Road and Washington Avenue frontages. A five foot to seven foot wide planter is shown adjacent to the residential property. Landscaping within the planters consists of 24-inch Mondel Pine trees 20-feet on-center.

The building elevations portray a typical looking commercial strip development. The exterior consists of tan colored stucco wall construction with a modified mansard roof that has red concrete tile. A contrasting brick decorative feature is shown along all elevations of the buildings.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-1 (Single Family Residential)	Single-Family Residential
East:	R-PD12 (Residential Planned Development – 12 Units per Acre	Multiple Family Residential
South:	R-PD12 (Residential Planned Development – 12 Units per Acre	Multiple Family Residential
West:	C-V (Civic)	Freedom Park (City of Las Vegas)

Z-0079-00(1) - Page Three
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

The current general plan designation of the property is M (Medium Density Residential) which allows a density range of 11.5 to 20.49 dwelling units per acre. The proposed C-1 (Service Commercial) zoning is not compatible with this current land use designation. Staff finds if the General Plan Amendment to SC (Service Commercial) is approved, C-1 zoning is permitted. However, the uses allowed in the proposed C-1 district would not be compatible with the existing residential to the north, east and south.

SITE PLAN

The submitted site plan indicates the site is under-parked by eleven spaces. Staff is of the opinion that the applicant is attempting to overbuild the site. Staff therefore recommends, if this site development plan review is approved, that one of the pad buildings be changed to retail uses in order to provide proper on-site parking. Staff also finds that the layout of the site plan is awkward and that the parking area on the east side of the retail building is not the most efficient layout of the site. The drive through-lane for pad building "B" will not be acceptable. Therefore staff is recommending, if this site development plan review is approved, a revised site plan be submitted showing the elimination of the drive-through lane for pad building "B".

LANDSCAPE PLAN

The submitted site plan depicts 24-inch box Mondel Pine Trees 20 feet on-center along the peripheral landscape planters. Also finger islands within the parking areas portray 24-inch box Mexican Fan Palm Trees. However, the landscape plan does not meet the intent of Section 19A.12.040 of the Las Vegas Zoning Code which requires the finger islands be a minimum of five feet in width and contain one 24-inch box tree for every six parking spaces.

WAIVER OF LANDSCAPING

The applicant is requesting a waiver of the required landscaping along the eastern and southern property lines. The landscape plan shows a landscape planter that is between 5 feet and 7 feet wide, the Las Vegas Urban Design Guidelines and Standards require a minimum 8 foot wide planter when adjacent to residential properties. Staff can find no justification for this waiver request and recommends the applicant submit a revised landscape plan indicating a minimum 8 foot wide landscape planter along the eastern and southern property line.

Z-0079-00(1) - Page Four
November 15, 2000 City Council Meeting

ELEVATIONS

Staff has no objection to the stucco exterior proposed for those buildings visible from both Pecos Road and Washington Avenue.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

Staff finds the proposed development is not compatible with adjacent residential development to the north, east and south of this property.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed development is not consistent with the General Plan, Title 19A, or the Landscape, wall and buffer standards. The site is lacking in perimeter landscaping and, if this site development plan review is approved, staff recommends the condition listed below regarding additional landscaping along the interior property lines.

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

Staff finds that the site will not negatively impact the adjacent roadway by accessing Pecos Road and Washington Avenue, both 100-foot wide primary arterial roadways.

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

Staff finds the proposed project will incorporate appropriate building materials for the area. However the landscaping on the site is lacking and requires substantial revisions to be in compliance with the Las Vegas Urban Design Guidelines and Standards. Therefore staff recommends, if this site development plan review is approved, implementation of the condition regarding additional landscaping.

Z-0079-00(1) - Page Five
November 15, 2000 City Council Meeting

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."

Staff finds the proposed project will not create an orderly site plan, with scattered parking areas divided by internal driveways. Staff finds the landscaping and building elevations will not provide an aesthetically pleasing environment. Therefore staff recommends, if this site development plan review is approved, implementation of the conditions regarding landscaping, site layout revisions, screening and outdoor lighting.

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

Staff finds the proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

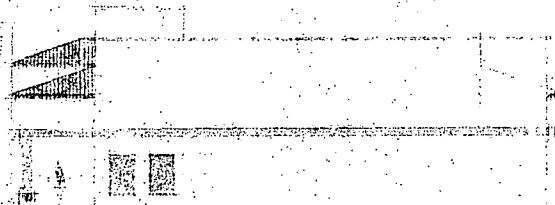
NOTICES MAILED 331 by Planning Department

APPROVALS 3

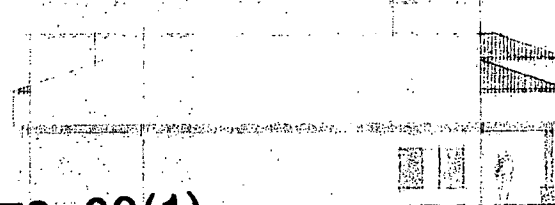
PROTESTS 2

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO



SOUTH ELEVATION

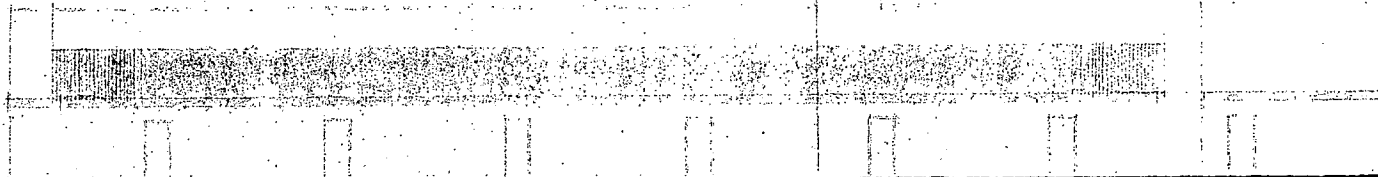


SOUTH ELEVATION

Z-0079-00(1)

Z-0079-00

STAFF GPA-0025-00
10-12-00 PC



SOUTH ELEVATION

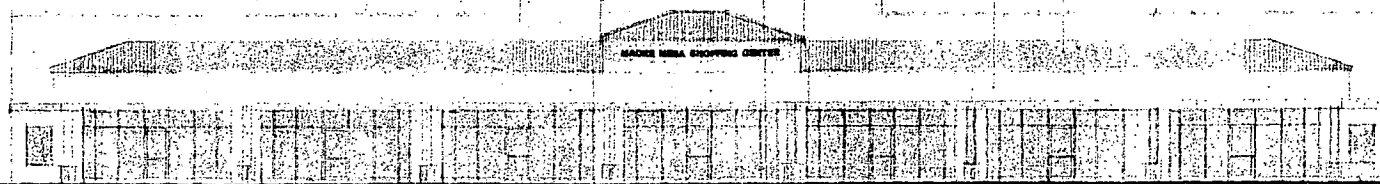
BUILDING D

MADRE MESA SHOPPING CENTER

PECOS AT WASHINGTON

LAS VEGAS, NV.

EUGENE J. WOODRUFF, AIA
G.W. ENTERPRISES, INC.
1631 E. SUNSET BO, C112
LAS VEGAS, NV. 89119



WEST ELEVATION

Z-0079-00(S) STAFF
Z-0079-00

GPA-0025-00
10-12-00 PC

MADRE MESA SHOPPING CENTER

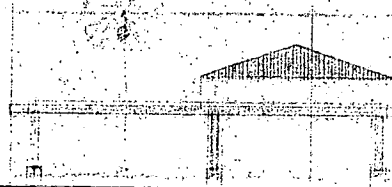
PECOS AT WASHINGTON

LAS VEGAS, NV.

BUILDING D

EUGENE J. WOODRUFF, AIA
G W ENTERPRISES, INC.
1631 E. SUNSET RD, C112
LAS VEGAS, NV. 89119

Pg. 1001



EAST ELEVATION

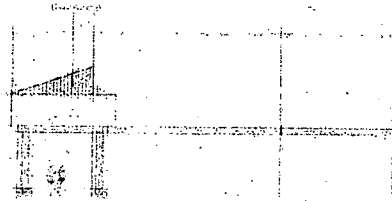


WEST ELEVATION

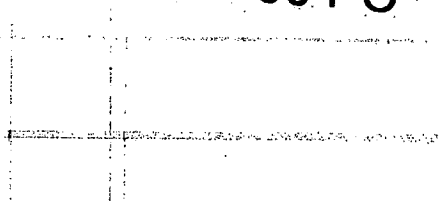
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Z-0079-00
GPA-0025-00
10-12-00 PC

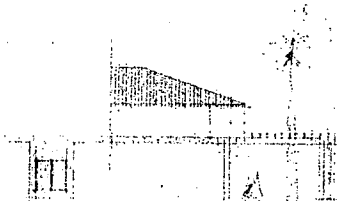
Z-0079-00(1)



EAST ELEVATION



WEST ELEVATION



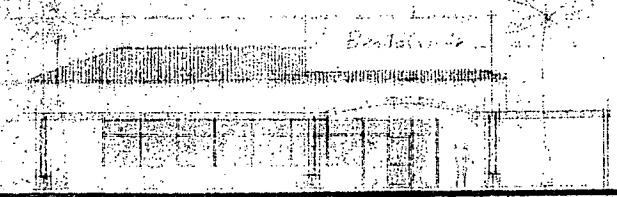
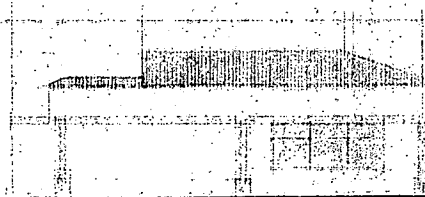
BUILDING A

MADRE MESA SHOPPING CENTER

PECOS AT WASHINGTON

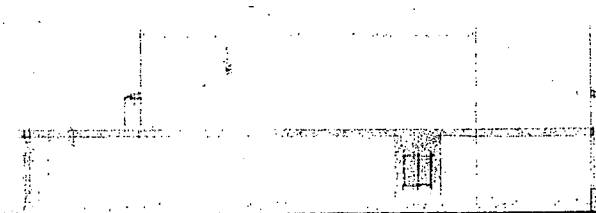
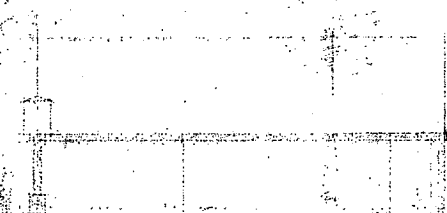
LAS VEGAS, NV.

EUGENE J. WOODRUFF, AIA
G W ENTERPRISES, INC.
1831 E. SUNSET RD, C112
LAS VEGAS, NV. 89119



Z-0079-00(1)
 Z-0079-00
 GPA-0025-00
 10-12-00 PC

STAFF



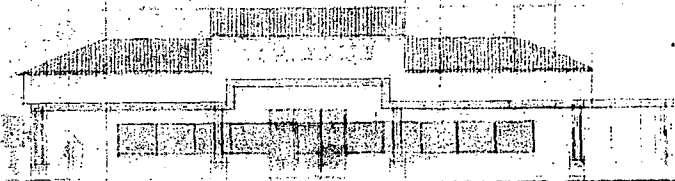
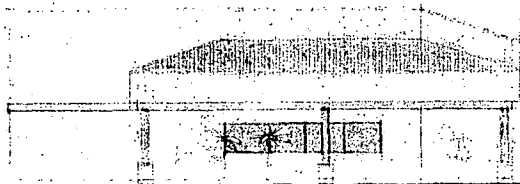
BUILDING C

MADRE MESA SHOPPING CENTER

PECOS AT WASHINGTON

LAS VEGAS, NV.

EUGENE J. WOODRUFF, AIA
 G.W. ENTERPRISES, INC.
 1831 E. SUNSET RD, C112
 LAS VEGAS, NV. 89119

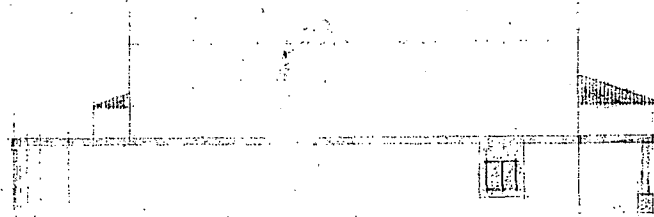
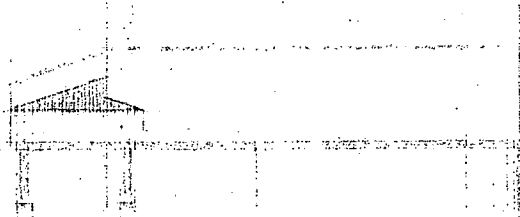


STAFF

Z-0079-00 Z-0079-00(1)

GPA-0025-00

10-12-00 PC



BUILDING B

MADRE MESA SHOPPING CENTER

PECOS AT WASHINGTON

LAS VEGAS, NV.

EUGENE J. WOODRUFF, AIA
G W ENTERPRISES, INC.
1831 E. SUNSET RD., C112
LAS VEGAS, NV. 89119

City of Las Vegas

Agenda Item No.: 109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0026-00 - GIBBS FAMILY TRUST, ET AL ON BEHALF OF THE HELMER COMPANY - Request to amend a portion of the Southeast Sector of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) of 12.84 Acres on the south side of Owens Avenue, approximately 670 feet west of Lamb Boulevard (APN's: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

REESE – ABEYANCE to 12/6/2000 First item on the Agenda - UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

COUNCILMAN REESE stated that the applicant has a similar project on the corner of Owens Avenue and Lamb Boulevard and does not object to the proposed project. However, since this project is very large, he would like the opportunity to speak with the applicant and therefore, requested the item be held in abeyance.

City of Las Vegas

Agenda Item No.: 109

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 109 -- GPA-0026-00

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

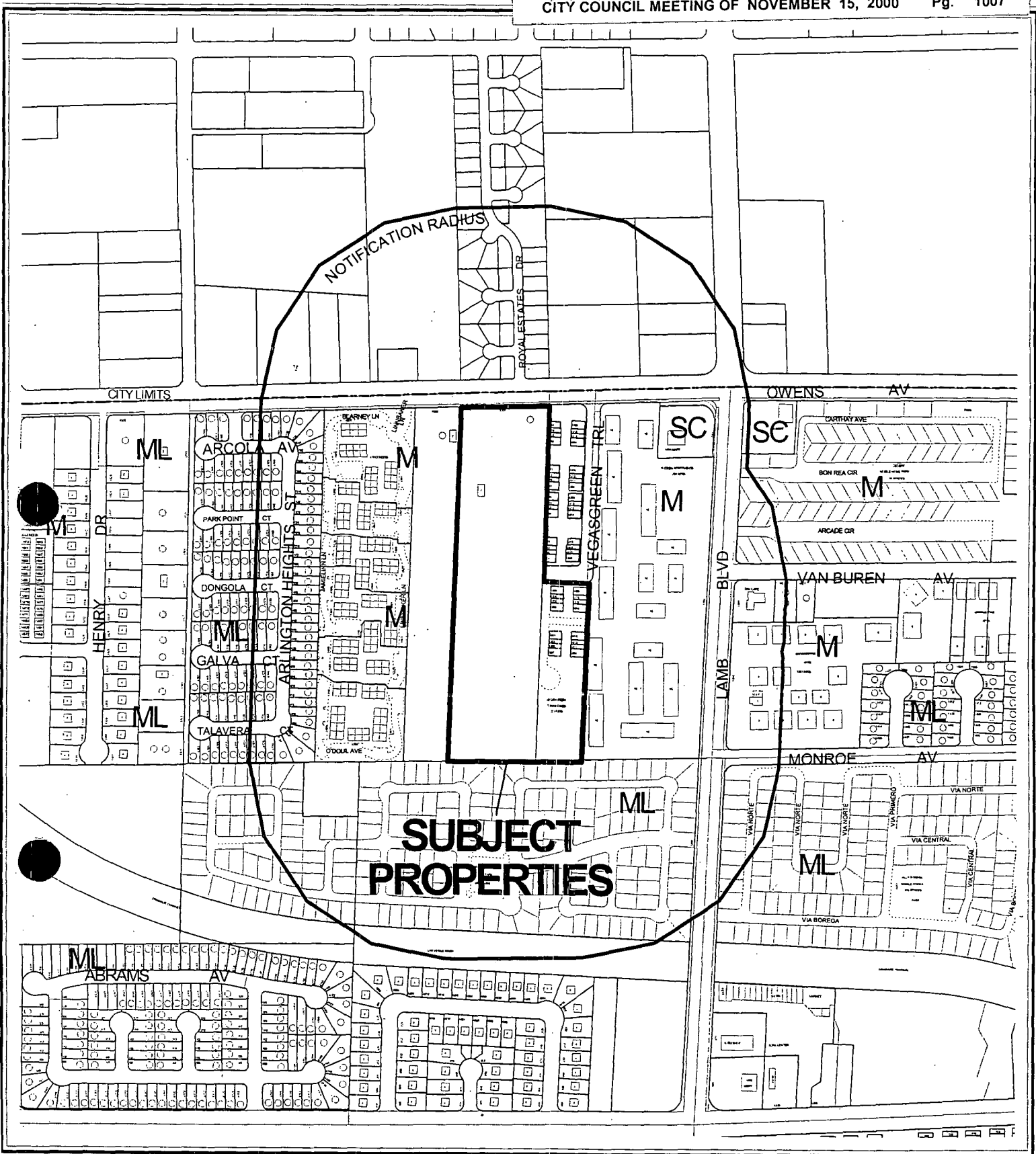
MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN REESE directed staff to make sure that the applicant is notified that this item and related items would be held in abeyance. He also directed that this and related items be first on the 12/6/2000 agenda.

NOTE: All related discussion for Item 109 [GPA-0026-00], Item 110 [Z-0080-00] and Item 111 [Z-0080-00(1)] was held under Item 109[GPA-0026-00].

(2:59 - 2:61)

5-55



CASE: GPA-0026-00

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION: M (MEDIUM DENSITY RESIDENTIAL)

0 400 800 Feet

109



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: GPA-0026-00 - Gibbs Family Trust, et al on behalf of the Helmer Company

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

GPA-0026-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST:

This request is to amend a portion of the Southeast Sector of the General Plan to M (Medium Density Residential), to provide for multi-family residential development. The applicant justified the request based on the surrounding multi-family developments with which this amendment would be compatible.

BACKGROUND DATA

- 09/22/59 The City Planning Commission adopted a Generalized Land Use Plan. Within that plan the subject parcel was designated Low Density Residential, which allowed a maximum of five units per acre.
- 08/12/68 The Clark County Regional Planning Council adopted a Coordinated General Plan for the Las Vegas Valley. Within this document, the subject parcel was designated Low Density Residential, with a maximum density of six units per acre.
- 05/26/77 The Clark County Regional Planning Council adopted a Regional Comprehensive Plan. The subject parcel was designated Low Density Residential with a maximum density of seven units per acre.
- 08/07/85 The Las Vegas City Council adopted Community Profiles: A component of the Short-Range Plan Phase of the General Plan. Within this document the subject parcel was designated Medium - Low Density Residential with a maximum density of 12 units per acre.
- 04/01/92 The Las Vegas City Council adopted the City of Las Vegas General Plan. On this plan, the subject parcel was designated as ML (Medium-Low Density Residential) with a maximum of 12 units per acre.
- 04/19/00 The City Council approved a request to amend the Southeast Sector Plan of the General Plan for the property located immediately west of the subject site to M (Medium Density Residential) with a maximum of 25 Units Per Acre) for multi-family residential development.
- 09/06/00 The Las Vegas City Council approved a request to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

GPA-0026-00 - Page Two
November 15, 2000 City Council Meeting

09/06/00 The Las Vegas City Council approved the Las Vegas 2020 Master Plan.

DETAILS OF APPLICATION REQUEST

Site Area: 12.84 Acres

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

Subject Parcels	Unimproved
North	Single Family / Multi-family Residential
South	Single Family Residential
East	Multi-family Residential
West	Unimproved

PLANNED LAND USE

Subject Parcels	M (Medium Density Residential)
North	Clark County
South	ML (Medium-Low Density Residential)
East	M (Medium Density Residential)
West	M (Medium Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES

Subject Property	R-E (Residence Estates)
North	Clark County
South	R-MHP (Residential-Mobile Home Park)
East	R-PD18 (Residential Planned Development - 18 Units Per Acre), R-PD9 (Residential Planned Development - 9 Units Per Acre)
West	R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential and Apartment

GPA-0026-00 - Page Three
November 15, 2000 City Council Meeting

ANALYSIS

DEFINITIONS

Medium Low Density Residential (ML) - The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre. This density range permits: single family detached; including compact lots and zero lot lines, mobile home parks, and two-family dwellings. Local supporting uses such as parks, schools, and churches are also allowed. The corresponding zoning for this General Plan designation includes R-MPH (Residential-Mobile Home Park), R-CL (Single Family Compact Lot), R-2 (Two-Family Residence), and R-PD (Residential Planned Development maximum of 8.49 units per gross acre).

Medium Density Residential (M) - The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This density range permits: multi-family units such as plexes, townhouses, and low-density apartments. Such densities predominate in the Southwest Sector and in the Southeast Sector as in-fill. The corresponding zoning for this General Plan designation includes R-3 (Limited Multiple Residence) and R-PD (Residential Planned Development maximum of 25.49 units per gross acre).

The recent trend along this particular segment of the Owens Avenue corridor (between the Las Vegas Wash and Marion Drive) has been to increase the land use classification to Medium Density, as evidenced by the adjacent parcel to the west, and a parcel on the southwest corner of Lamb Boulevard and Owens Avenue. The same appears to be true in Clark County where the majority of the property with frontage along Owens Avenue, is planned for Multiple Family Residential development. Therefore, staff believes that the reclassification of the subject parcel to Medium Density Residential would be compatible with the surrounding properties.

Subsection I of Chapter 19A.18.030 of the Las Vegas Zoning Code requires the following four conditions to be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or designations.
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation.
4. The proposed amendment conforms to other applicable adopted plans and policies.

GPA-0026-00 - Page Four
November 15, 2000 City Council Meeting

With regards to number 1, the applicant is proposing a Medium Density Residential (M) land use classification, which allows up to 25 dwelling units per acre. West of the subject site, the adjacent parcels are designated on the southeast sector plan for Medium Density Residential land uses, and have been developed with residential condominiums with a density of 18 dwelling units per acre

(DUA). East of the subject site, the property is designated for M (Medium Density Residential) land uses, and has been developed as residential apartments with a density of 20 DUA. The densities of these two developments are within the allowed range of Medium Density Residential, which is 12.1 to 25 DUA. South of the site is a mobile home park with a density of 6.6 DUA. To the north of the site, located within unincorporated Clark County, is a development of single-family detached homes.

With regards to number 2 above, the Medium Density Residential (M) land use category has two (2) compatible zoning districts: R-3 (Medium Density Residential) and R-PD (Residential Planned Development). Both of these zoning districts allow a maximum of 25 dwelling units per acre (although R-PD allow 25.49). The applicant is proposing R-3 zoning, and has initially indicated a density of 22.5 dwelling units per acre.

With regards to number 3 above, the subject parcels have frontage along Owens Avenue, a primary roadway with a right-of-way of 100 feet according to the adopted Master Plan of Streets and Highways. As this a infill site infrastructure services are generally available to this site.

With regards to number 4 above, Objective 2.6 of the Las Vegas 2020 Plan encourages the use of vacant infill properties. This site is the remaining parcel available for development along this portion of Owens Avenue. This proposed development is also consistent with Policy 2.6.2 of the 2020 Plan that encourages the development of multi-family uses.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 21 days of the closing date of this application. In accordance with the above, on September 25, 2000 a neighborhood meeting, sponsored by the applicant was held, at 4:30 p.m. in the common building of the development to east of the site. Those of the public that came asked about the amenities of the development and were pleased that the last vacant lot will be finally developed.

GPA-0026-00 - Page Five
November 15, 2000 City Council Meeting

FINDINGS

Staff finds this amendment is appropriate for the following reasons:

1. The application meets the requirements of Section 19A.18.030 of the City of Las Vegas Zoning Code regarding subsections 1, 2, 3, and 4.
2. The requested amendment is consistent with Objective 2.1 of the Las Vegas 2020 Plan as the density of the development will encourage the use of mass transit.
3. The development is consistent with Objective 2.6 of the Las Vegas 2020 Plan that encourages the use of infill development on vacant and underutilized lands.
4. This proposed development is also consistent with Policy 2.6.2 of the 2020 Plan that encourages the development of multi-family uses.

NOTICES MAILED 314 by Planning Department

APPROVALS 0

PROTESTS 0

CONCERNS 1

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES		
<i>B&S - Permits/Inspections</i>	YES		
<i>PW - DEVCO</i>	YES		
<i>Office of Business Development</i>	YES		
<i>Fire Services - Prevention</i>	YES		



GPA-0026-00, Z-0080-00 AND Z-0080-00(1) - GIBBS FAMILY TRUST, ET AL ON
BEHALF OF THE HELMER COMPANY
Looking southeast from Owens Avenue



GPA-0026-00, Z-0080-00 AND Z-0080-00(1) - GIBBS FAMILY TRUST, ET AL ON
BEHALF OF THE HELMER COMPANY

Looking west from intersection of VanBuren Avenue and Vegas Green Trail

City of Las Vegas

Agenda Item No.: 110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-0026-00 - PUBLIC HEARING - Z-0080-00 - GIBBS FAMILY TRUST, ET AL ON BEHALF OF THE HELMER COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units Per Acre) TO: R-3 (Medium Density Residential) of 12.84 Acres on the south side of Owens Avenue, approximately 670 feet west of Lamb Boulevard (APN's: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – ABEYANCE to 12/6/2000 First item on the Agenda - UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

**Agenda Item No. 110**

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 110 -- Z-0080-00

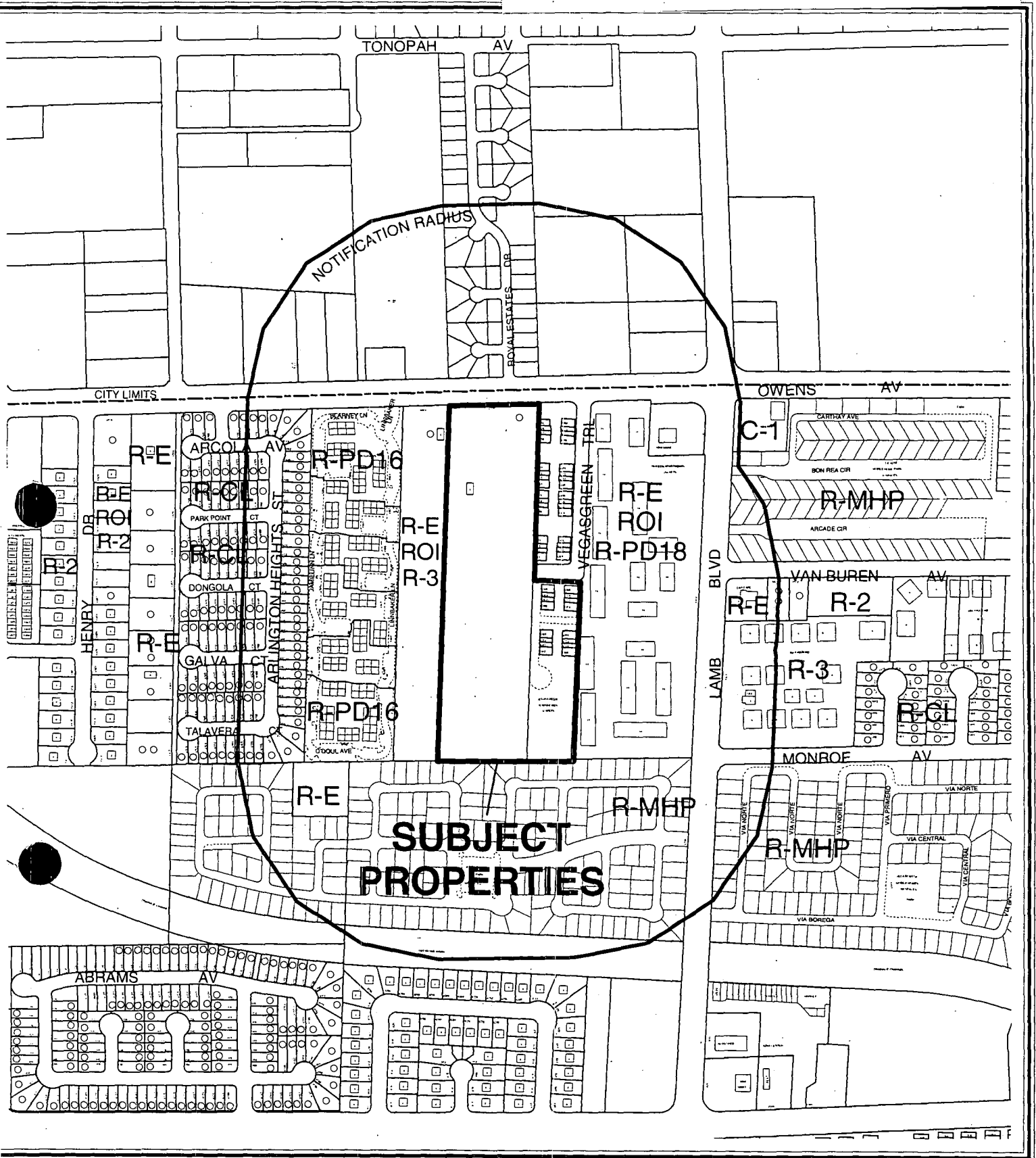
MINUTES – Continued:

NOTE: COUNCILMAN REESE directed staff to make sure that the applicant is notified that this item and related items would be held in abeyance. He also directed that this and related items be first on the 12/6/2000 agenda.

NOTE: All related discussion for Item 109 [GPA-0026-00], Item 110 [Z-0080-00] and Item 111 [Z-0080-00(1)] was held under Item 109 [GPA-0026-00].

(2:59 - 2:61)

5-55



CASE: Z-0080-00

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT -9 UNITS PER ACRE

PROPOSED ZONING: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 400 800 Feet

110



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0080-00 - Gibbs Family Trust, et al on behalf of the Helmer Company**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The underlying Resolution of Intent (ROI) on this site is expunged upon approval of this application.
3. The maximum density allowed on this site shall be 18 dwelling units per gross acre.

Public Works

4. A Reversionary Map for that portion of the Vegas Green Townhouses subdivision proposed to be incorporated into this site shall record prior to the issuance of any building or grading permits for this site.
5. Dedicate appropriate right-of-way to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards prior to the issuance of any building or grading permits for this site. Coordinate with the Department of Public Works to determine an appropriate cul-de-sac design for this site.
6. Construct appropriate public street improvements to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
7. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 adjacent to this site, if any; dedicate all

Z-0080-00 - Page Two

November 15, 2000 City Council Meeting

areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 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. 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.

8. 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, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Z-0080-00 - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) Zone and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units per Acre) to R-3 (Medium Density Residential) on a 12.84-acre site on the south side of Owens Avenue, approximately 680 feet west of Lamb Boulevard. The applicant has requested this Rezoning with a General Plan Amendment and a Site Development Plan Review as the applicant considers the site to be an appropriate location for an apartment complex.

BACKGROUND DATA

- 03/16/83 The City Council approved a Rezoning (Z-0015-85) from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units per Acre) on a portion of this site.
- 03/21/84 The City Council approved a Site Development Plan Review [Z-0015-85(1)] for a proposed 48-unit townhouse complex on a portion of this site.
- 10/12/00 The Planning Commission approved a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential).
- 10/12/00 The Planning Commission approved a Site Development Plan Review [Z-0080-00(1)] for a proposed 288-unit apartment complex on 12.84 acres.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Unincorporated Clark County	Single-Family Residential Undeveloped
East	R-PD9 (Residential Planned Development - 9 Units per Acre) R-E (Residence Estates) under ROI to R-PD18 (Residential Planned Development – 18 Units Per Acre)	Condominiums Apartments
South	R-MHP (Residential Mobile/Manufactured Home Park)	Mobile Home Park
West	R-E (Residence Estates) under ROI to R-3 (Medium Density Residential)	Undeveloped

Z-0080-00 - Page Two
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated ML [Medium-Low Density Residential] on the Southeast Sector Map of the Las Vegas General Plan. The applicant has requested an amendment to the Southeast Sector Map to M (Medium Density Residential) on the subject site. The requested Rezoning of the entire site to R-3 (Medium Density Residential) will be consistent with the requested General Plan designation. Staff has found the requested General Plan amendment to be appropriate for the site and has recommended approval because the request will result in a residential density compatible with existing and planned residential development in the surrounding area.

ZONING

Staff finds the proposed rezoning to R-3 (Medium Density Residential) on this site will allow a residential density lower than the density of 50+ units per acre allowable on the adjacent site to the west. The density of 22.5 units per acre with the proposed apartment project on this site will be slightly higher in density to the neighboring properties to the east and west with a maximum density of 18 dwelling units per acre.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The subject site is currently designated ML [Medium Low Density Residential] on the Southeast Sector Map of the Las Vegas General Plan. The applicant has requested an amendment to the Southeast Sector Map to M [Medium Density Residential] on the subject site. The requested Rezoning of the site to R-3 (Medium Density Residential) will be consistent with the requested General Plan designation for the site.

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."

Z-0080-00 - Page Three
November 15, 2000 City Council Meeting

Staff finds that the type of uses potentially allowable under the R-3 (Medium Density Residential) zone will be compatible with newer adjacent development. The proposed Rezoning will provide a transition in allowable densities between existing neighboring R-5 (Apartment) and R-MHP (Residential Mobile Home Park) zones. Staff finds the proposed use of the site will be of a slightly higher density than the adjacent residential land uses and zoning districts to the east and west. But with approval of the condition listed below identifying maximum density, the property will be compatible with the surrounding land uses and zoning districts.

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

Staff finds that the proposed rezoning for multi-family residential uses will meet a need for larger rental housing uses in the surrounding neighborhood. Significant residential development at various densities already exists in the surrounding area, and the proposed project will provide a housing type not currently provided in the immediate vicinity. Therefore, staff finds the requested rezoning will be responsive to identified needs in the community.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Staff finds the existing streets that will provide access to the subject site are larger streets intended for commercial traffic, and will be appropriate for the proposed Rezoning.

NOTICES MAILED 314 by Planning Department

APPROVALS 0

PROTESTS 0

CONCERNS 1

Z-0080-00 - Page Four
November 15, 2000 City Council Meeting

AGENCY COMMENTS

<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: WILLARD TIM CHOW**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0026-00 AND Z-0080-00 - PUBLIC HEARING - Z-0080-00(1) - **GIBBS FAMILY TRUST, ET AL ON BEHALF OF THE HELMER COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 288 UNIT APARTMENT COMPLEX on 12.84 acres on the south side of Owens Avenue, approximately 670 feet west of Lamb Boulevard (APN's: 140-30-503-002 and 140-30-520-017 through 033), R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones, proposed R-3 (Medium Density Residential), Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – ABEYANCE to 12/6/2000 First item on the Agenda - UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

There was no further discussion.

City of Las Vegas

Agenda Item No. 111

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 111 -- Z-0080-00(1)

MINUTES – Continued:

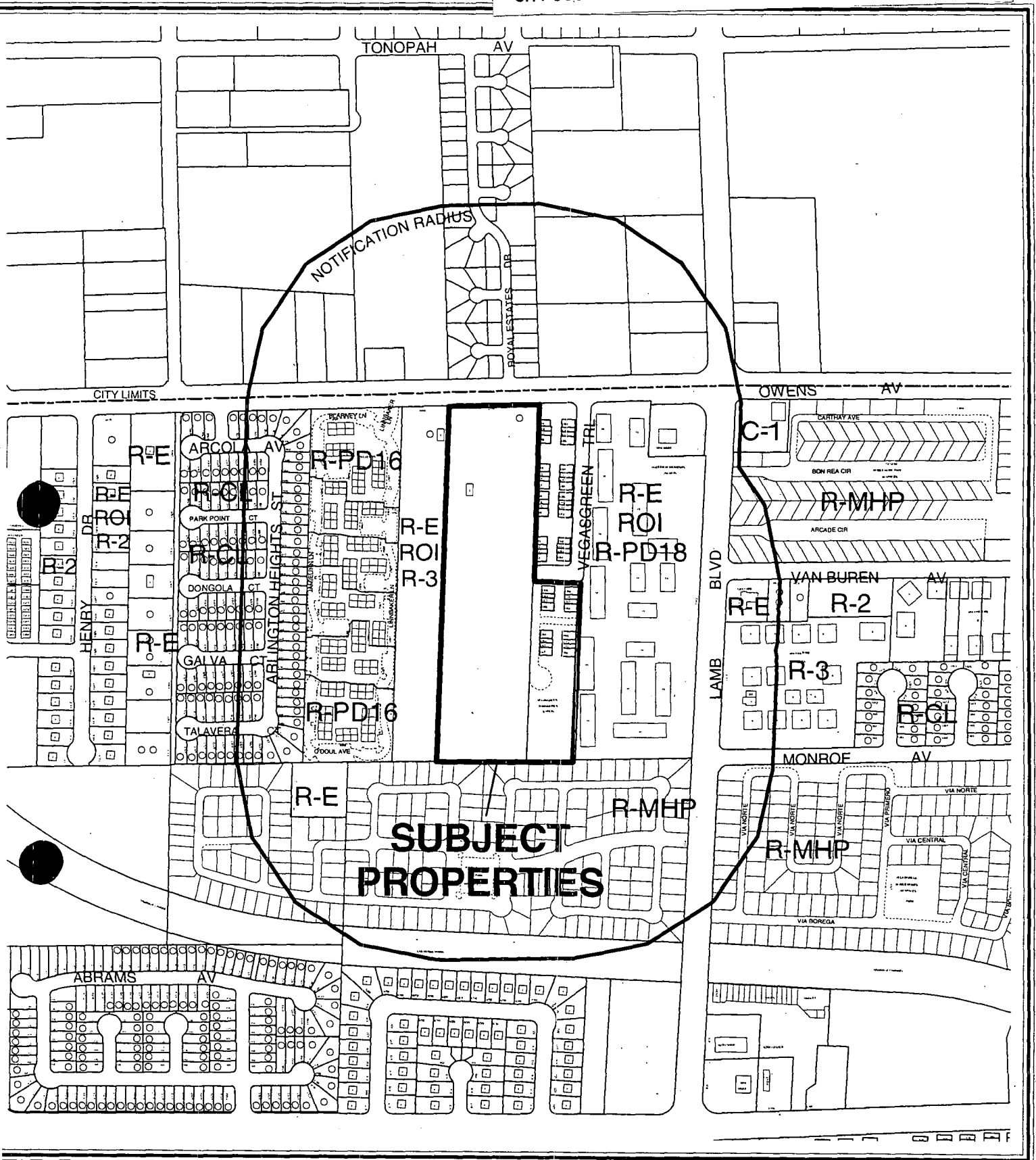
MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN REESE directed staff to make sure that the applicant is notified that this item and related items would be held in abeyance. He also directed that this and related items be first on the 12/6/2000 agenda.

NOTE: All related discussion for Item 109 [GPA-0026-00], Item 110 [Z-0080-00] and Item 111 [Z-0080-00(1)] was held under Item 109 [GPA-0026-00].

(2:59 - 2:61)

5-55



CASE: Z-0080-00(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT -9 UNITS PER ACRE

PROPOSED ZONING: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 400 800 Feet

111



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0080-00(1) - Gibbs Family Trust, et al on behalf of the Helmer Company**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to locate the community facilities to a more centrally accessible part of the site.
2. The site plan shall be amended to depict a maximum density of 18 dwelling units per acre.
3. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0080-00 and all other site-related actions as required by the Department of Public Works.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
6. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along any site boundary where no wall exists or if the existing wall is structurally compromised.

Public Works

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active driveways, including the proposed gated driveway from Van Buren Avenue shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. This site plan shall be revised to accommodate the required cul-de-sac termination of Van Buren Avenue adjacent to this site as required by Conditions #2 & #3 of Rezoning Action Z-80-00.

Z-0080-00(1) - Page Two
November 15, 2000 City Council Meeting

Standard Conditions

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Z-0080-00(1) - Page One
November 15, 2000 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review of a proposed 288-unit apartment complex, located on a 12.84-acre site on the south side of Owens Avenue, approximately 680 feet west of Lamb Boulevard. The applicant has requested a General Plan Amendment and Rezoning with this Site Development Plan Review as the applicant considers the site to be an appropriate location for an apartment complex.

BACKGROUND DATA

- 03/16/83 The City Council approved a Rezoning (Z-0015-85) from R-E (Residence Estates) to R-PD9 (Residential Planned Development – 9 Units per Acre) on a portion of this site.
- 03/21/84 The City Council approved a Site Development Plan Review [Z-0015-85(1)] for a proposed 48-unit townhouse complex on a portion of this site.
- 10/12/00 The Planning Commission approved a General Plan Amendment (GPA-0026-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential).
- 10/12/00 The Planning Commission approved a Rezoning (Z-0080-00) from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre) to R-3 (Medium Density Residential).

DETAILS OF APPLICATION REQUEST

Site Area:	12.84	Acres
Residential Buildings:	18	
Residential Units:	288	
Residential Density:	22.5	Units per Acre
Building Height:	27	Feet (2 Stories)
Parking Required:	518	Spaces
Accessible Required:	9	Spaces (including 1 van accessible)
Parking Provided:	553	Spaces
Accessible Provided:	9	Spaces (including 1 van accessible)

Z-0080-00(1) - Page Two
November 15, 2000 City Council Meeting

One vehicular access point is depicted off of Owens Avenue. A second access point is indicated off of Van Buren Avenue via Vegas Green Trail to the east of the site. Both access's will provide two-way vehicle movement through gated entry-ways into the apartment buildings area.

The 18 proposed buildings will be located in a 'paired' arrangement from front to back of the site, with parking and drive aisles on both sides of the building 'pairs'. The site plan portrays pedestrian walkways between buildings. Pedestrian entrances into the individual units will be located on the front and rear of the buildings. Carports are depicted throughout the development and are located generally in front of the buildings. However, no carports are located adjacent to the site boundary lines.

Site landscaping will be located within six to twenty foot wide planters along the site boundary lines. Trees, consisting of 24-inch box evergreen trees planted 30 feet on-center, will be provided within these planters. Landscaping is also indicated in open areas between the buildings consisting of turf, ground cover vegetation, and 24-inch box trees. Parking lot landscape islands are depicted approximately every six parking spaces with one 24-inch box tree in every island.

The elevations submitted portray Mediterranean style architecture, with beige colored stucco wall construction with low arches, balconies, and brick accents throughout the buildings. The roof is depicted as pitched with concrete slate tiles.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Unincorporated Clark County	Single-Family Residential Undeveloped
East	R-PD9 (Residential Planned Development - 9 Units per Acre) R-E (Residence Estates) under ROI to R-PD18 (Residential Planned Development - 18 Units Per Acre)	Condominiums Apartments
South	R-MHP (Residential Mobile/Manufactured Home Park)	Mobile Home Park
West	R-E (Residence Estates) under ROI to R-3 (Medium Density Residential)	Undeveloped

Z-0080-00(1) - Page Three
November 15, 2000 City Council Meeting

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed Zoning of R-3 (Medium Density Residential) on this site will allow a residential density lower than the density of 50+ units per acre allowable on the adjacent site to the west. The density of 22.5 units per acre with the proposed apartment project on this site will be slightly higher than the maximum densities allowed under zoning adjacent to the east and west of this site. However, staff is recommending on the accompanying Rezoning a maximum density of 18 dwelling units per acres be allowed on this site in an attempt to be more compatible with adjacent development densities.

SITE PLAN

The site plan depicts community facilities, including a community building (club-house) and outdoor pool, at the entrance to the site. This location will be over 1,000 feet walking distance from Building Nos. 6, 7, 14 and 18 at the south end of the site. This distance will be prohibitive for tenants, particularly young children, walking to the community facilities and will encourage driving from more distant apartment units to the community facilities. The site plan should be revised to relocate the community facilities to a more centrally accessible part of the site. With a secondary access point at Van Buren Avenue, the area across from that gate, where buildings 9 and 10 are located, would be an ideal location for the community building and pool.

LANDSCAPE PLAN

Staff finds that the depicted landscaping will not provide the required trees for parking spaces, as required by the Urban Design Guidelines and Standards. The landscape plan should be revised to depict a minimum of three 24-inch box trees within the landscape planter depicted between the rear of each building and adjacent parking spaces.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

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

Z-0080-00(1) - Page Four
November 15, 2000 City Council Meeting

Staff finds the proposed multi-family residential use will be slightly higher in density to the existing multi-family residential use adjacent to the east and approved on the west. Therefore, staff recommends approval of the condition identified below regarding a revised site plan with a lower overall density that will allow this project to be more compatible with adjacent development.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project, as amended by the conditions identified below regarding solid walls and mechanical equipment screening, will be consistent with applicable requirements of Title 19A, the Design Standards Manual, and the Landscape, Wall and Buffer Standards.

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

Staff finds the single access point off Owens Avenue will not create conflict with through-traffic on the adjacent streets. Furthermore, The second entrance off Van-Buren Avenue will help mitigate the traffic impacts.

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

Staff finds the proposed project, as amended by the conditions identified below regarding solid walls, mechanical equipment screening will provide an appropriate appearance of the site from surrounding existing development and surrounding streets.

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."**

Staff finds the site design as amended by conditions identified below regarding relocation of the community facilities will provide an orderly and aesthetically pleasing environment.

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

Z-0080-00(1) - Page Five
November 15, 2000 City Council Meeting

The proposed multi family residential use will be subject to regular inspection and licensing by City staff, and will therefore not create a hazard to the public health, safety or welfare.

NOTICES MAILED 314 by Planning Department

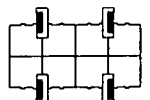
APPROVALS 0

PROTESTS 0

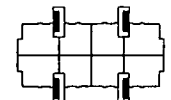
CONCERNS 1

AGENCY COMMENTS

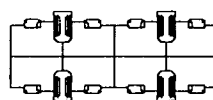
<i>Department/Agency</i>	<i>Distributed to</i>	<i>Comments Received</i>	<i>Comments Incorporated into Conditions of Approval</i>
<i>P&D - Comprehensive Planning</i>	YES	NO	NO
<i>B&S - Permits/Inspections</i>	YES	NO	NO
<i>PW - DEVCO</i>	YES	YES	YES
<i>Office of Business Development</i>	YES	NO	NO
<i>Fire Services - Prevention</i>	YES	NO	NO



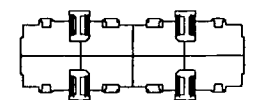
BUILDING "A"
3 - STORIES
16 UNITS: 1 BR/1 BA (843 SF)



BUILDING "B"
3 - STORIES
8 UNITS: 1 BR/1 BA (843 SF)
4 UNITS: 2 BR/1 BA (916 SF)



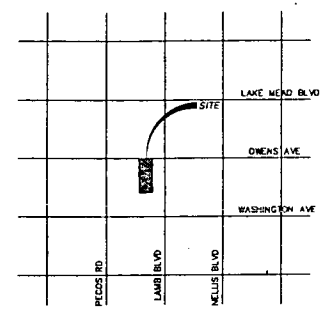
BUILDING "C"
3 - STORIES
16 UNITS: 2 BR/2 BA (1080 SF)



BUILDING "D"
3 - STORIES
8 UNITS: 2 BR/2 BA (916 SF)
4 UNITS: 3 BR/2 BA (1307 SF)

PLANT LEGEND

- HOLLY OAK 24" BOX
- ⊗ HONEYLOC 24" BOX
- ⊙ LARGO 34" BOX
- ALLEPO PINE 24" BOX



VICINITY MAP

DEVELOPER

HELMER COMPANY
2620 N. GREEN VALLEY PARKWAY
HENDERSON, NV 89014
(702) 436-7408

OWNER

DOUGLAS P. GROSS & BETTE L. GROSS
C/O 2620 N. GREEN VALLEY PARKWAY
HENDERSON, NV 89014
(702) 436-7408

SETBACK DATA

FRONT YARD	30'
REAR YARD	30'
SIDE YARD	5'
CORNER SIDE YARD	5'

PROJECT DATA

EXISTING ZONING	R-4 & R-5 (R-3) R-P08
PROPOSED ZONING	R-3
PARCEL ACREAGE	13.8 AC ±
DENSITY	22.43 UNITS PER ACRE
APNs	140-30-503-002 & 140-30-503-017 THRU 033

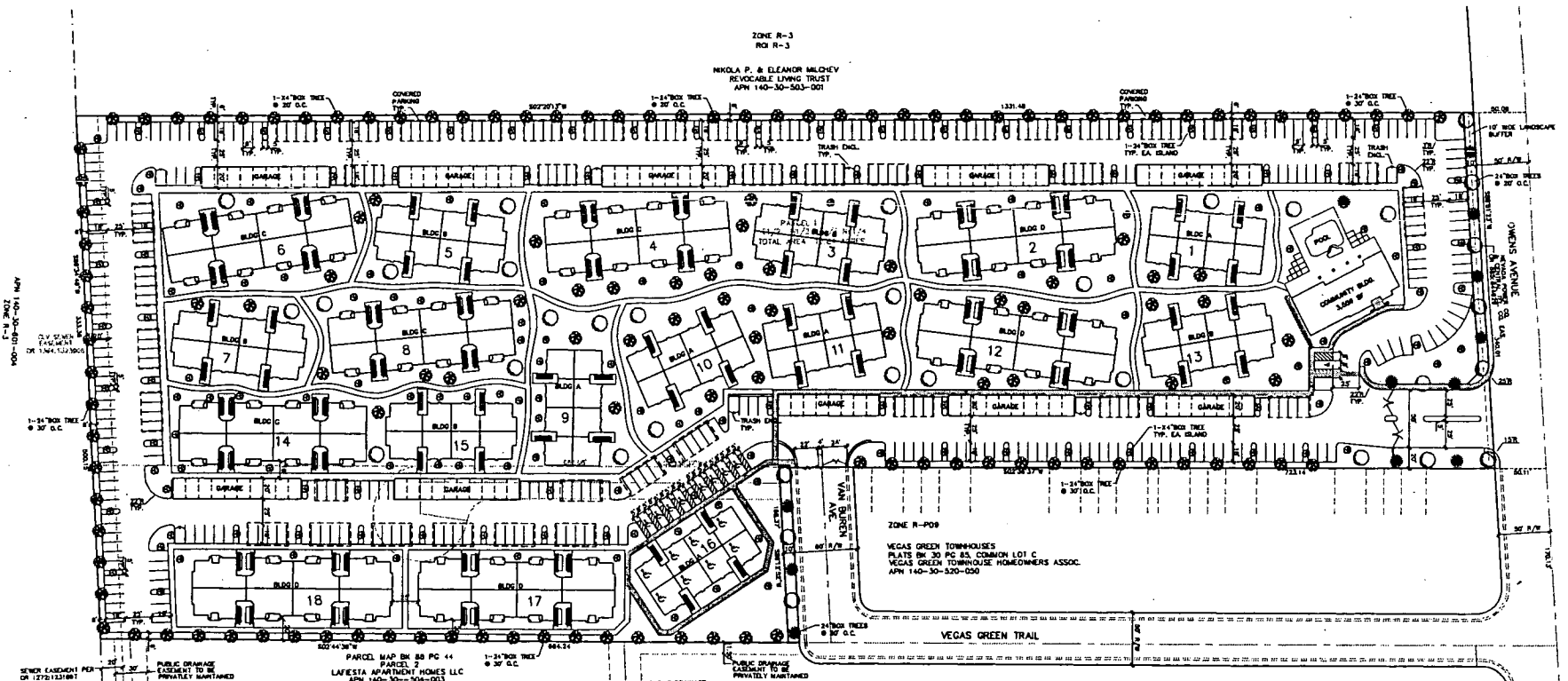
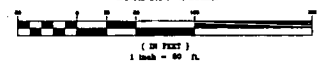
BLDG DATA

BLDG TYPE	1BR/1BA	2BR/1BA	2BR/2BA	3BR/2BA
BLDG "A"	80 UNITS			
BLDG "B"	40 UNITS	40 UNITS		
BLDG "C"			64 UNITS	
BLDG "D"		32 UNITS	32 UNITS	
TOTAL	120 UNITS	40 UNITS	64 UNITS	32 UNITS

PARKING DATA

REQUIRED	120 @ 1.25 = 150
1BR/1BA	120 @ 1.25 = 150
2BR/1BA OR 2BA	120 @ 1.25 = 150
2BR/2BA	32 @ 1.25 = 40
SUBTOTAL:	420
1 GUEST PARKING / 6 UNITS	= 40
COMMUNITY BLDG 1/200 SF	= 18 W/ 100
TOTAL:	518 STALLS
PROVIDED	
STANDARD 8'x12'	= 433
GARAGE SPACES 12'x20' = 98	
HANDICAPPED PARKING = 8	
TOTAL PARKING	= 539 W/ 8 HC SPACES

GRAPHIC SCALE



GPA-0026-00
Z-0080-00
Z-0080-00(1)
10-12-00 PC
REVISED

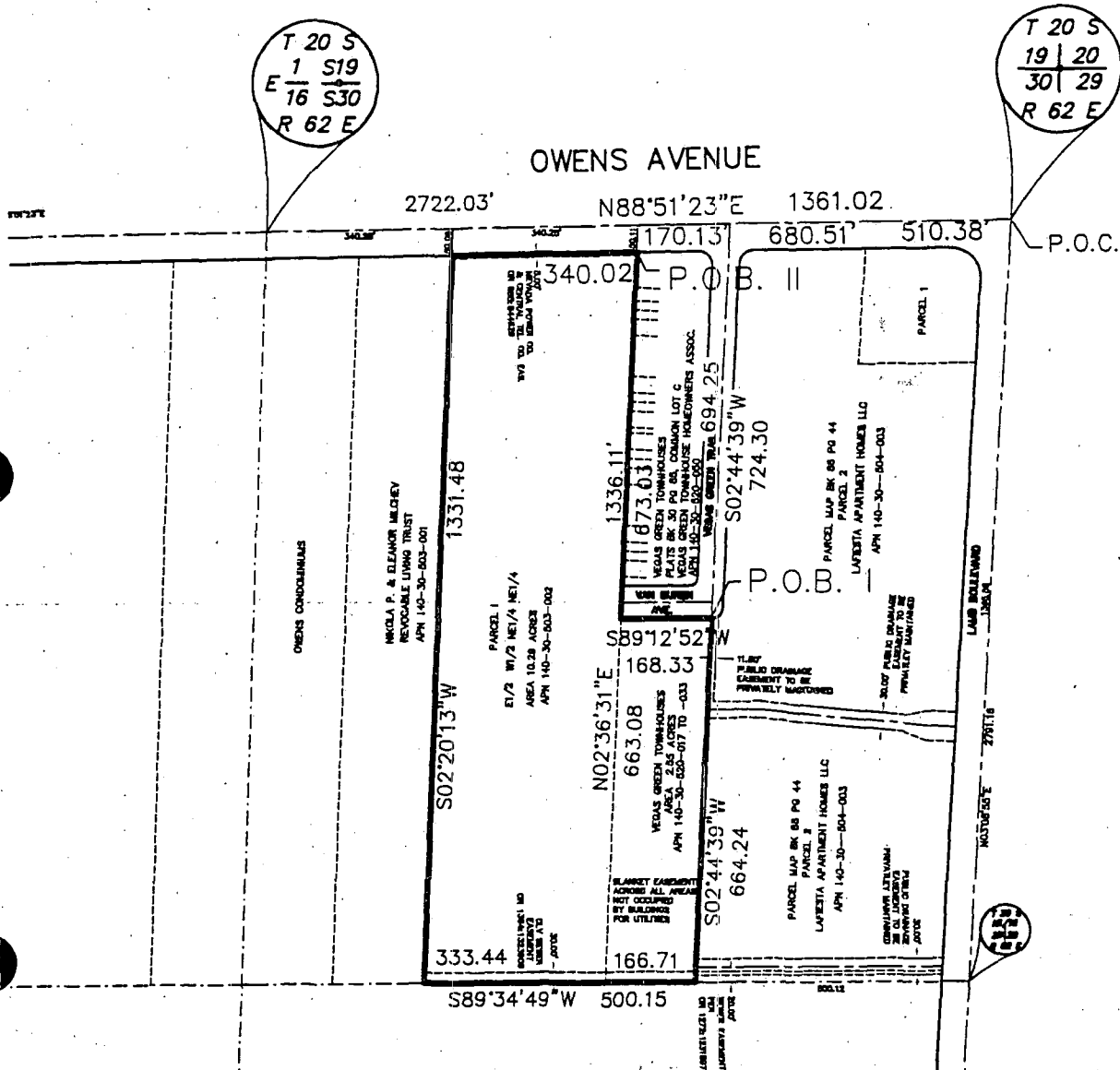
CITY COUNCIL MEETING OF NOVEMBER 15, 2000

Pg. 1035

BWL & AMW
SOUTH WEST
NPLA STS
PROJECT

Professional Engineer Seal for David S. Moreno, State of Nevada, License No. 1036, Mechanical Engineering.

Professional Engineer Seal for David S. Moreno, State of Nevada, License No. 1036, Mechanical Engineering.



STAFF

GPA-0026-00
Z-0080-00
Z-0080-00(1)
10-12-00 PC

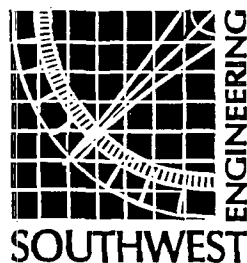


EXHIBIT
NOT TO SCALE

OWENS & LAMB

APN'S 140-30-520-017 THRU -033

APN 140-30-503-002



LAND PLANNING • MAPING • DEVELOPMENT

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City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEUMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION AND HEARINGS OFFICER MEETINGS AND DANGEROUS BUILDINGS OR NUISANCE/LITTER ABATEMENTS

NL 1333 Eastwood Drive, NL 2825 Armin Avenue, DB 4308 El Cederal Avenue, U-0107-90(2), U-0136-90(2), U-0101-95(1), U-0103-95(1), U-0105-95(1), U-0106-95(1), U-0107-95(1), U-0121-00, U-0153-00, U-0167-00, U-0168-00, U-0169-00, U-0174-00, VAC-0030-00, VAC-0031-00- 12/6/2000 Agenda

U-0170-00, U-0171-00 & U-0172-00 at 3:00 PM Time Certain – 12/6/2000 Agenda

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

TODD FARLOW, 240 North 9TH Street, stated that the City needs to be more aggressive with the Nevada Department of Transportation (NDOT) in regards to bike trails. It appears that NDOT is either ignoring or dragging their feet in many instances. He suggested that the City engage in a more active participation at Regional Transportation Commission meetings.

(3:00 – 3:01)

5-142

DOROTHY R. BARNES, 2575 Sherwood Street, #26A, complained that she consistently has racial discrimination. She has encountered these racism problems everywhere she has lived. She spoke of riots, in California, and Washington.

(3:01 – 3:04)

5-171

STEVE McCAUSKY, Director of the Poverello House, spoke on the homeless Advocate trends. He thanked MAYOR GOODMAN and COUNCILMAN WEEKLY for attending the Stand-Down 2000, which he described as a great day of dignity for the homeless. There are plans to meet with COMMISSIONER KENNY and COUNCILMAN WEEKLY'S Liaison, as well as other major providers for the homeless shelter to initiate a dialogue of long-term planning. He mentioned that BROTHER DAVID inquired about the status of the tents. He affirmed that Mash Village has agreed to open up the tent on December 15th; however, because it's getting extremely cold, many people are without shelter. MAYOR GOODMAN stated that he has instructed ASSISTANT CITY MANAGER BETSY FRETWELL to work on a presentation to the Southern Nevada Coalition. He has also contacted Nellis Air Force Base, but with no positive outcome. MAYOR GOODMAN recommended MR. McCAUSKY again approach COMMISSIONER KENNY and inform her that if she finds a location within the County, he would take care of providing the tents.

(3:04 – 3:19)

5-266

City of Las Vegas

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 CITIZENS PARTICIPATION

CITIZENS PARTICIPATION – Continued:

TOM MCGOWAN, Las Vegas resident, referenced a 1940's film entitled the Ox Bull Incident based on historical facts about three transients who were all hung by a lynch mob and later found to be innocent of the crimes. His point: A story of injustice. He cautioned the Council not to become like the yester-year town of Ox Bull, Nevada. When process is abandoned or denied government is anarchy. He also congratulated CITY ATTORNEY STEVE GEORGE on his election as Justice of the Peace for the City of Henderson.

(3:09 – 3:11)

5-419

MAYOR GOODMAN wished everybody the happiest of Thanksgivings and for being blessed to live in a City like Las Vegas.

(3:11-3:12)

5-480

MEETING ADJOURNED AT 3:12 P.M.

City of Las Vegas

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 NOTES AND DIRECTIVES

MAYOR GOODMAN directed DEPUTY CITY MANAGER SELBY to look into the legality of abating blighted properties that deteriorate neighborhoods. (See Item No. 42)

(10:16 – 10:31)

1-2336

COUNCILWOMAN McDONALD directed MR. KAJKOWSKI to set up a meeting with NDOT representatives as soon as possible to discuss the expediency of the construction of the Summerlin Parkway expansion. (See Item No. 50)

COUNCILMAN REESE instructed MR. KAJKOWSKI to discuss at his meeting with Nevada Department of Transportation (NDOT) representatives the following Monday the possibility of installing more effective sound walls along I-95, east of Eastern Avenue. (See Item No. 50)

COUNCILMAN BROWN directed MR. KAJKOWSKI to take the issues that have been identified at this meeting to the NDOT meeting the following Monday, and then set up a meeting for some time in December, before the Regional Transportation Commission (RTC) meeting, with MR. STEPHENS, MR. SNOW, MR. GOECKE, and some of the Council and County Commission representatives to help prioritize the City's traffic mitigation needs, especially the Rancho Corridor. (See Item No. 50)

COUNCILMAN BROWN instructed CITY MANAGER VALENTINE to include the monorail system component in the Request For Quotation for the 61 acres. (See Item No. 50)

(10:55 – 11:57)

2-446

COUNCILMAN BROWN requested that LIEUTENANTS DAVIS and MONTANDON provide him with statistics on whether candidates that are arrested in the City's Order Out Corridor are then going to other local municipalities. (See Item No. 61)

(12:26 – 12:47)

3-463

COUNCILMAN M. McDONALD directed the City Attorney's Office to follow up on contacting the Housing of Urban Development (HUD) to satisfy expenses incurred. (See Item 67- 2821 Palm Springs Way)

(1:29-1:34)

4-43

City of Las Vegas

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 NOTES AND DIRECTIVES

COUNCILMAN REESE directed staff to make sure that the applicant is notified that this item and related items would be held in abeyance. He also directed that this and related items be first on the 12/6/2000 agenda. (See Item 109 [GPA-0026-00], Item 100 [Z-0080-00] and Item 111 [Z-0080-00(1)]).

(2:59-2:61)

5-55