

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WAIVER TO TITLE 18 RELATED TO VAR-3488 - PUBLIC HEARING - WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

NOTE: See Item 87 [VAR-3488] for all related discussion.

(2:23 – 2:29)

3-2539



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA
NORTHWEST 40, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a waiver of Title 18.12.105a to allow private drives to exceed 200 feet where 150 feet is the maximum length allowed on property located adjacent to the northeast corner of Farm Road and Fort Apache Road. A Variance (VAR-3488) and Site Development Plan Review (SDR-3482) applications were filed as companion items.

B) Applicant's Justification

The applicant's justification letter does not indicate a specific reason the Title 18 requirement cannot meet met.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission recommended approval on November 5, 1998. The Planning and Development recommendation was for approval.
- 03/06/02 The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission recommended approval on January 24, 2002. The Planning and Development recommendation was for approval.
- 06/05/02 The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission recommended approval on April 25, 2002. The Planning and Development recommendation was for approval.
- 01/22/04 The Planning Commission recommended approval of a related Variance (VAR-3488) and Site Development Plan Review (SDR-3482).
- 01/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #86).

B) Pre-Application Meeting

- 12/09/03 A pre-application meeting was held for the related Variance and Site Development Plan Review on this site. The applicant was advised a waiver to the Title 18 standards would be necessary to allow the private drives to exceed 150 feet.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 67.41
Residential Acres: 65.63

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Rancho Drive/U. S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: EC-TC (Employment Center Mixed Use - Town Center)
South: M-TC (Medium Low Density Residential - Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: ML-TC (Medium Low Residential - Town Center) and M-TC
(Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use – Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities from 0 to 25 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X

Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Sites within the Town Center Plan Area of the Centennial Hills Sector Plan are subject to the Town Center Development Standards.

PROJECT DESCRIPTION

The applicant is proposing to allow four of the private drives within this development to exceed the 150 feet maximum length established by the subdivision ordinance.

ANALYSIS

City code requires that private drives terminate either with a circular cul-de-sac meeting current City Standards or emergency service vehicle access gates. Although Fire Services may support this waiver with appropriate sprinklers, the Department of Public Works and the Planning and Development Department cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the private drive terminus. Additionally, the applicant has not provided any justification for the deviation from requirement.

NOTICES MAILED 228 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-3492** APN: 125-17-201-001 and 002

Name of Property Owner: Astoria Northwest 40 LLC

Name of Applicant: Astoria Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name: Thomas McCormick

Subscribed and sworn before me

This 14 day of November, 2003

Patricia Whipple
Notary Public in and for said County and State



WVR-3492
1-22-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3488 AND WVR-3492 - PUBLIC HEARING - **SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions and amending Condition 4 to *three* stories and deleting the words “2 feet to the courtyard” from Condition 6 – **UNANIMOUS**

MINUTES:

NOTE: See Item 87 [VAR-3488] for all related discussion.

(2:23 – 2:29)

3-2539

CONDITONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:

Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;
Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and
Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with "L" curbing and post this street as "No Parking", in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

- section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
 17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
 18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
 19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

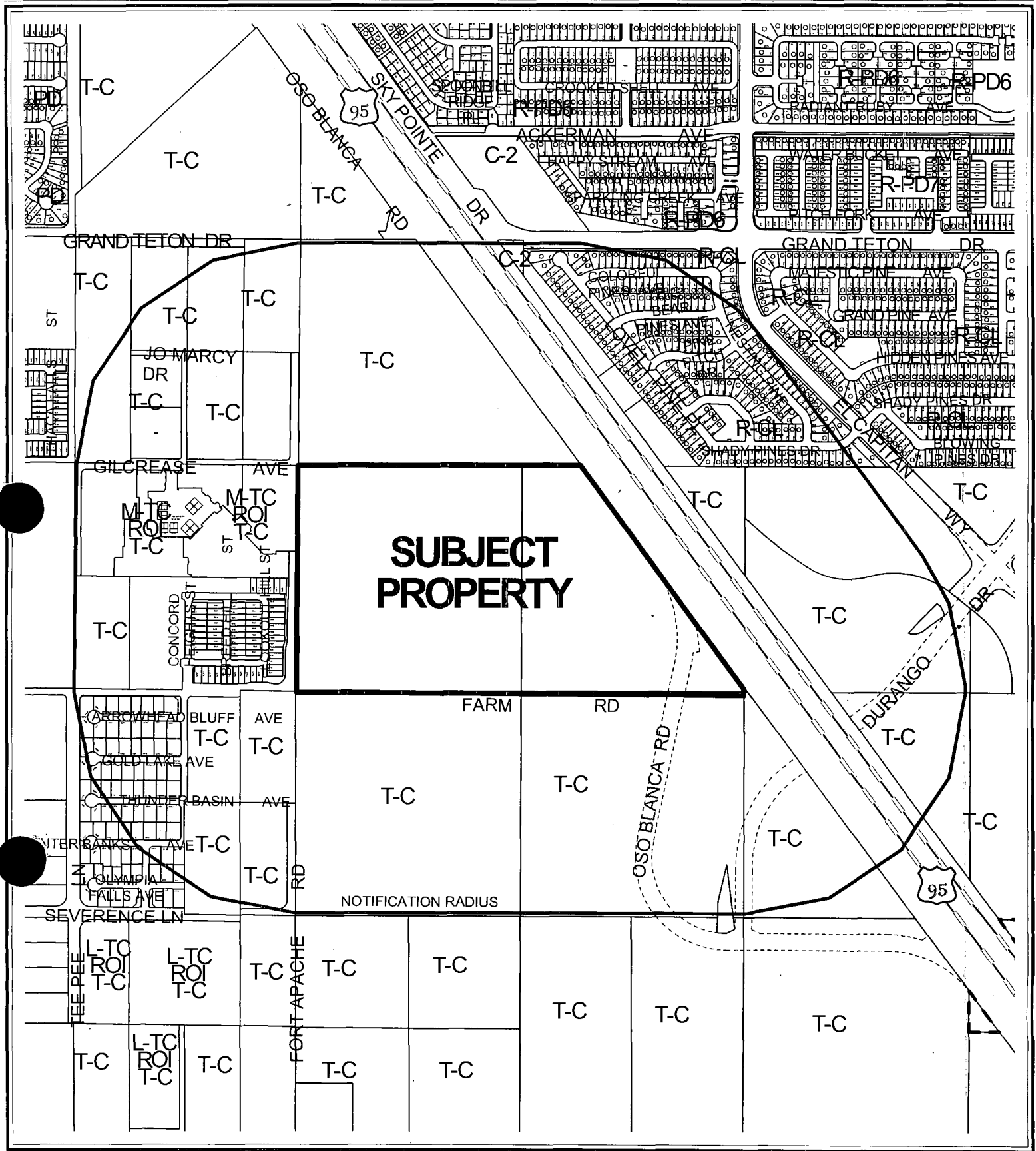
22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. 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 or the recordation of a Map subdividing 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: **SDR-3482**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA
NORTHWEST 40, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:

Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;

Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and

Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with "L" curbing and post this street as "No Parking", in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent

developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.

16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. 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 or the recordation of a Map subdividing 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 751 lot single-family residential development and waiver of Town Center street section, retaining wall height, and suburban mix use buffer, and building height restriction standards on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road.

B) Applicant's Justification

The applicant's justification letter states the proposed development is for a detached residential development that complies with many aspects of the Town Center guidelines, and that the waivers are necessary to fully realize the development potential of the site.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998.
- 03/06/02 The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission and staff recommended approval on January 24, 2002.
- 06/05/02 The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission and staff recommended approval on April 25, 2002.
- 01/22/04 The Planning Commission recommended approval of a related Variance (VAR-3488) and Waiver (WVR-3492).
- 01/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #87).

B) Pre-Application Meeting

- 11/07/03 The applicant was advised in order to allow the project as proposed, several waivers to the Town Center standards would have to be approved. The applicant was given the requirements for a Site Development Plan Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 67.41
Residential Acres: 65.63

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Rancho Drive/U. S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: EC-TC (Employment Center Mixed Use - Town Center)
South: M-TC (Medium Low Density Residential - Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: ML-TC (Medium Low Residential - Town Center) and M-TC
(Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use – Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities from 0 to 25 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X

Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The development of the site will be according to the Town Center Development Standards.

PROJECT DESCRIPTION

The proposed development consists of 751 single-family lots covering the 65.63-acre site. Access to the lots is provided via 37 and 39-foot wide public streets as well as 24 foot wide private drives. Three different residential products are proposed. The largest product is a three-story home with a two-car garage and an 18-foot driveway to accommodate the two required parking spaces. The others are both two-story products with one and two car garages, arranged in clusters of six, eight or more, with front yards facing each other over a common walkway, and garages accessed from a communal private drive on a common lot to the rear. Title 19.10.010 requires a minimum of two unimpeded parking spaces be provided on each single-family lot. Approval of this development requires approval of the companion parking Variance to allow one parking space for those units with one-car garages.

There are four common open space areas located throughout the development totaling 2.7 acres. The remaining 6.8 acres of open space is provided in the amenity zones along the public street frontages, both interior and exterior. The building elevations of the single-family dwellings depict two and three story units with stucco exteriors and concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Site Development Plan establishes the Development Standards within a T-C (Town Center) zoning district. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards	
Typical Lot Size - Product 1 - Product 2 - Product 3	1587 s.f. 1680 s.f. 2000 s.f.
Min. Setbacks - Product 1 - Front - Product 2 - Front - Product 3 - Front	5 Feet to front of house 20 Feet to front of garage 3 Feet to front of house 3 Feet to front of house

- Product 1 - Side - Product 2 - Side - Product 3 - Side	3 Feet 3 Feet 3 Feet
- Product 1 - Rear - Product 2 - Rear - Product 3 - Rear	3 Feet 3 Feet to front of Garage (rear of lot) 3 Feet to front of Garage (rear of lot) 2 Feet to courtyard
Max. Building Height	3 Stories / 35 Feet

There are concerns that the proposed development standards will not be adequate to foster a high standard of development in the proposed 751-lot single-family residential development. Due to the minimal setbacks proposed these standards as presented will allow a development where a significant amount of parking demand can be expected to occur on the streets. Due to the narrow lot widths proposed, parking may not be available along the streets. Also of concern are the small setbacks and lack of yard areas, which may result in an insufficient amount open space to meet the local needs of this community's residents.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Required		Provided	
		Parking		Parking	
		Regular	Handicap	Regular	Handicap
Single-family Residential-Detached	2 parking spaces per dwelling	1502	N/A	1158	N/A

Title 19.10.010 requires a minimum of two unimpeded parking spaces be provided on each single-family lot. Approval of this development requires approval of the companion parking Variance to allow one parking space for those units with one-car garages and single spaces driveways.

A3) Landscape and Open Space Standards

Pursuant to Town Center Development Standards, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
65.63 acres	11.44 Units Per Acre	Per Town Center	10%	6.56 Acres	14%	9.50 Acres

Residential projects located within Town Center that have public streets and a density between 8.1 and 12 units per acre are required to provide 10% of the project area for open space. This development is proposed at 11.44 units per acre and requires 6.56 acres of open space. The submitted plan shows 9.50 acres of open space provided in common open spaces areas totaling 2.7 acres with the remaining 6.8 acres of open space is provided in the amenity zones along the public street frontages, both interior and exterior. Therefore, this project is in conformance with the minimum requirements of the Town Center Standards with regards to open space.

B) General Analysis and Discussion

- Zoning

The proposed single-family residential development is an allowed use in the T-C (Town Center) zoning district and SX-TC (Suburban Mixed Use – Town Center) land use designation. However, the standards for the SX-TC state the intent of the designation is to encourage building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character which maximize employment and housing opportunities. The standards go on further to state development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan. This section states, “The mixed use categories are intended to provide a greater variety of mutual supporting land use opportunities than would otherwise be allowed elsewhere in the city” and “Mixed Use Developments must include three or more economic uses”. There are several characteristics that are necessary to conform to this category; the most important being the development must provide a variety of uses. The proposed single-family residential development does not provide anything other than a residential component and therefore does not conform to the SX-TC (Suburban Mixed Use – Town Center) designation. Because the project is not a Mixed Use Development and the land use designation does not support a development of this type, the recommendation for this request is Denial.

- Site Plan

The proposed site plan generally presents an appropriate layout for this development of this type. The density and lot sizes are compatible with the surrounding development. However, several waivers to the Town Center Standards, a waiver to Title 18 and a Variance to the Zoning Code are necessary to allow this development as proposed. Since recommendation for these other requests is Denial, the recommendation for the site plan is for Denial.

- Waivers

The applicant has request the following waivers to the Town Center Standards:

Waive the required 5-foot sidewalk and 7-foot amenity zone standard along the interior public streets. The applicant is proposing 4-foot side and amenity zones that vary from 0 to 11 feet in width.

Waive the required street section for Farm Road. The applicant indicates they will provide the same streetscape as provided on the south side of Farm Road, which already has been granted a waiver from the Town Center Standards for streetscapes.

Waiver from the perimeter block wall height that limits the height of retaining walls to 6 feet with a minimum 5-foot wide landscape buffer is required between retaining walls. The applicant is requesting to allow a 4-foot buffer between retaining walls along some portions of Oso Blanca Road. Also requested is to allow the height of the perimeter wall to exceed 6-feet. The applicant is requesting to allow 6-foot tall screen walls on top of 4 to 5 foot retaining walls with no buffer in between.

Waive the one story limitation for property located in the SX-TC designation within 330 feet of U. S. 95. The applicant is proposing two and three story single-family dwellings within this area.

Due to the size of this development, there is no reason the Town Center Standards cannot be met. The applicant has not demonstrated any unusual circumstances that would prohibit the development of this site and achieving compliance with the standards. Absent any justification the recommendation for the waivers is denial.

- Landscape Plan

The submitted landscape plans depict an adequate amount of landscaping only with the approval of the waivers to the Town Center Standards.

- Elevations

All dwellings are proposed to have stucco exteriors with earth tones, and concrete tile roofs.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

While the proposed single-family residential developments are similar to other development in this area, it is not in compliance with the requirements of the SX-TC (Suburban Mixed Use – Town Center) designation and is not appropriate at this location.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed development is not in conformance with Title 19, the Centennial Hills Sector Plan nor the Town Center Development Standards. A Variance application and waivers to the standards have been requested to allow for deviation from the requirements.

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

The site will have access to Fort Apache Road and Farm Road, both 100-foot wide primary arterials and Gilcrease Avenue an 80-foot wide residential collector, which are adequate to provide access to serve the proposed development. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

The landscaping and materials proposed for this development are appropriate for a single-family residential area. Although this area is not intended as a primarily single-family area, the building materials and landscaping will meet with Town Center landscaping requirements.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The proposed residential development uses two-story and three-story floor plans. While the individual designs and elevations of the proposed homes are satisfactory, the tight arrangement into clusters of six, eight or more units with little yard space is likely to create a crowded urban environment that is aesthetically unpleasing, and which may not be compatible with planned residential and commercial uses in the area.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 228 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3482** APN: 125-17-201-001 and 002

Name of Property Owner: Astoria Northwest 40 LLC

Name of Applicant: Astoria Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

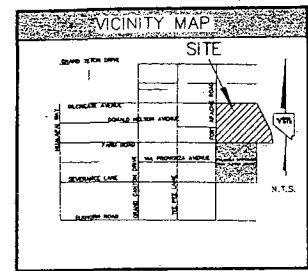
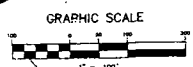
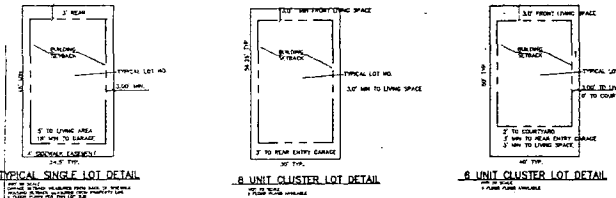
Print Name: Thomas McCormick

Subscribed and sworn before me

This 4 day of November, 2003

Barbara Whipple
Notary Public in and for said County and State





SITE DATA

SITE DEVELOPMENT REVIEW APPLICATION:

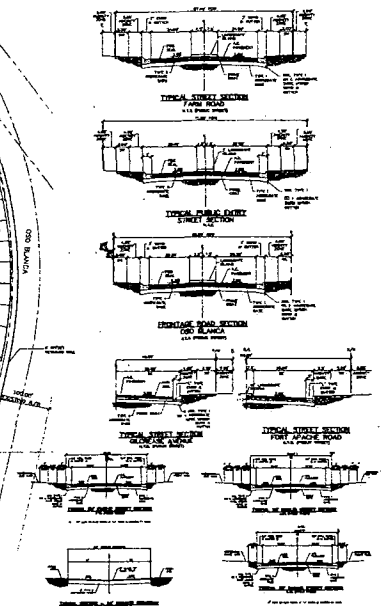
APN NUMBER:	125-17-201-001 AND 002
GRID AREA:	87.4 ACRES
COMMERCIAL USE:	1.65 ACRES
CURRENT USE:	65.75 ACRES
PROPOSED ZONING:	SC-TC
PROPOSED DENSITY:	50-TC

SITE CALCULATIONS

GROSS SITE AREA:	87.4 ACRES
PROPOSED NUMBER OF UNITS:	2,265
PROPOSED STREET SIDE UNITS:	11.1 DU/AC
PROPOSED 8 UNIT CLUSTERS:	
PROPOSED DENSITY:	

OPEN SPACE SCHEDULE

REQUIRED:	65.43 RESIDENTIAL ACRES X 102
PROVIDED:	6.8 ACRES
PARKS:	2.7
EXTERIOR U/S AND AMENITY AREAS:	4.2
INTERIOR AMENITY AREAS:	2.4
TOTAL PROVIDED:	9.5 ACRES



ZONE: U-TC
 USE: VACANT
 MPD: M-TC

ZONE: U-TC
 USE: VACANT
 MPD: M-TC

ZONE: U-TC
 USE: VACANT
 MPD: L-TC

ZONE: TC
 USE: VACANT
 MPD: EC
 APN 125-17-101-001

ZONE: TC
 USE: VACANT
 MPD: EC
 APN 125-17-101-001

ZONE: TC
 USE: VACANT
 MPD: SC-TC

ASTORIA HOMES

SITE PLAN TO ACCOMPANY SITE DEVELOPMENT REVIEW

ASTORIA TOWN CENTER NORTH

CITY OF LAS VEGAS

377 NORTH RANCHO BLANCA LAS VEGAS, NEVADA 89104-3114

PH: (702) 732-1300 FAX: (702) 381-2887

REVISED: CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

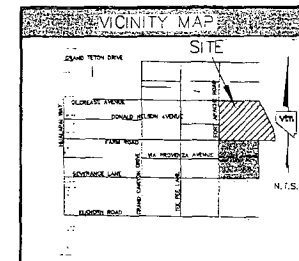
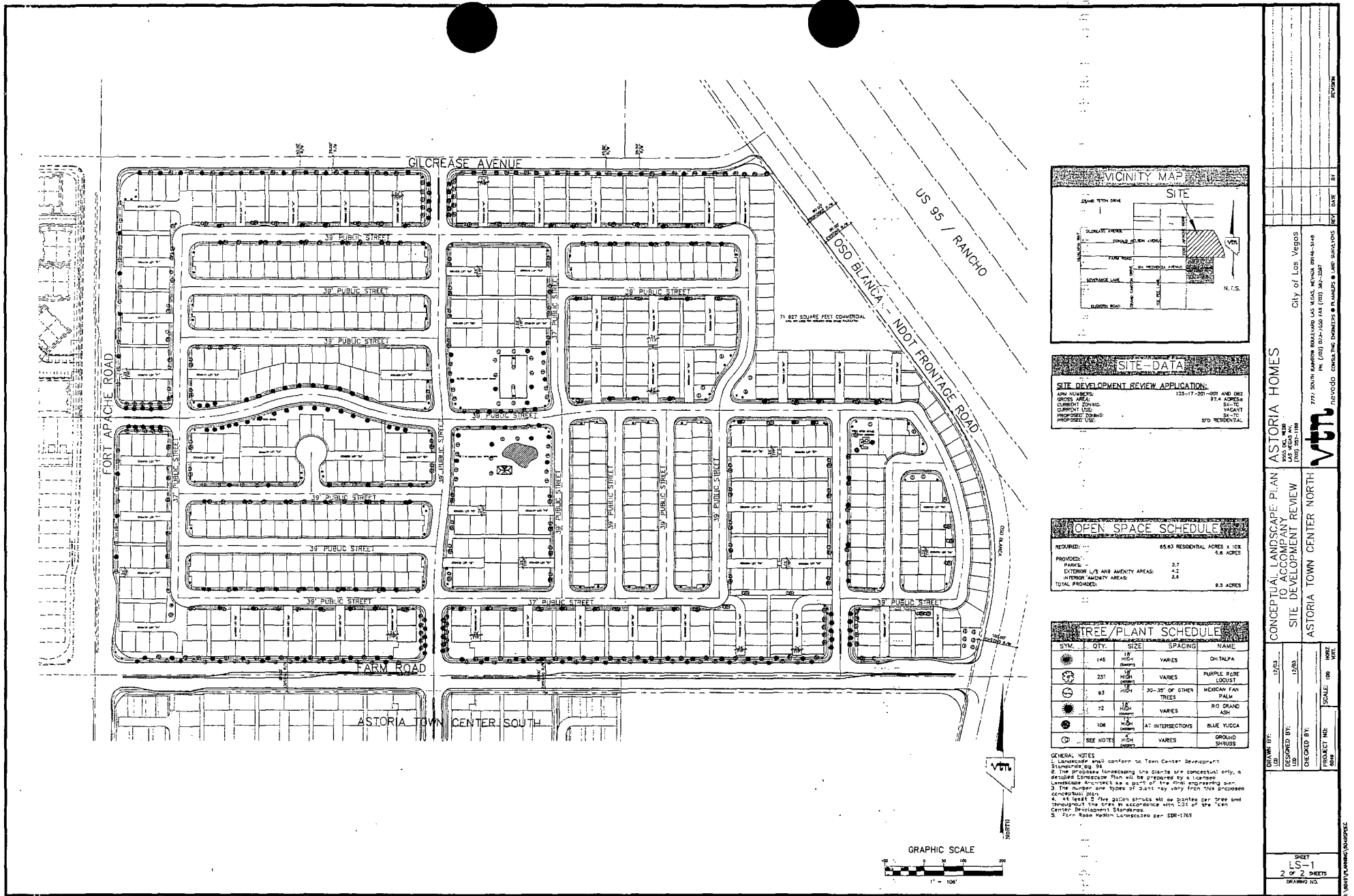
DATE: 11/03

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

SHEET 1 OF 2

DRAWING NO.

SDR-3482
1-22-04 PC



SITE DATA	
SITE DEVELOPMENT REVIEW APPLICATION:	
APN NUMBERS:	123-17-201-001 AND 002
ORIG. AREA:	87.4 ACRES
CURRENT ZONING:	SA-10
PROPOSED ZONING:	SA-10
PROPOSED USE:	870 RESIDENTIAL

OPEN SPACE SCHEDULE	
REQUIRED:	65.83 RESIDENTIAL ACRES X 100
PROVIDED:	5.8 ACRES
EXTERIOR LVS AND AMOUNT AREAS:	2.7
INTERIOR AMOUNT AREAS:	4.2
TOTAL PROVIDED:	6.9 ACRES

TREE/PLANT SCHEDULE				
SYM.	QTY.	SIZE	SPACING	NAME
1	145	18" HIGH	VARIES	CHITLPA
2	251	18" HIGH	VARIES	PURPLE ROSE LOCUST
3	93	20"	20-35' OF OTHER TREES	MEXICAN FAN PALM
4	72	18" HIGH	VARIES	RIO GRAND ASH
5	108	18" HIGH	AT INTERSECTIONS	BLUE YUCCA
6	SEE NOTE	18" HIGH	VARIES	GROUND SHRUBS

GENERAL NOTES:
 1. Landscaping shall conform to Town Center Development Standards, 2004.
 2. The proposed landscaping and plantings are conceptual only. A detailed Landscape Plan will be prepared by a landscape architect as a part of the final engineering set.
 3. The number and types of plantings vary from the proposed conceptual plan.
 4. At least 2 five gallon shrubs will be planted per tree and throughout the site in accordance with 2.01 of the Town Center Development Standards.
 5. Five Gallon Shrubs per SDR-1705

CONCEPTUAL LANDSCAPE PLAN TO ACCOMPANY SITE DEVELOPMENT REVIEW		ASTORIA HOMES		City of Los Vegas	
ASTORIA TOWN CENTER NORTH		ASTORIA TOWN CENTER SOUTH		ASTORIA TOWN CENTER SOUTH	
DRAWN BY:	12/03	CHECKED BY:	12/03	PROJECT NO.	SCALE: 1/8" = 1'-0"
DESIGNED BY:	12/03	CHECKED BY:	12/03	PROJECT NO.	SCALE: 1/8" = 1'-0"
SHEET 1 OF 1		SHEET 1 OF 1		SHEET 1 OF 1	
DRAWING NO.		DRAWING NO.		DRAWING NO.	

SDR-3482
 1-22-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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
4. Submitted after final agenda – Protest letter from Cal-State Auto Parts, Inc.
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 20

MOTION:

REESE – APPROVED subject to conditions, amending Condition 3 as follows:

3. No more than *seven* vehicles shall be stored at any given time.

and the following added condition:

- *This Special Use Permit shall be reviewed in six months by the City Council.*

– UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations. DAN ROMERO, on behalf of the majority landowner Harsh Investment Properties, stated there are only six parking spaces on the subject parcel. ATTORNEY GRONAUER explained that the wholesale distributorship will purchase vehicles at auction and the cars will go directly to the

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 90 – SUP-3537

MINUTES – Continued:

dealership. Only an overflow in the inventory would result in the cars being stored inside the building. A condition has been imposed requiring no more than seven cars be stored. Additionally, there will be a six-month review. ATTORNEY GRONAUER agreed to the amendment proposed and the added condition. MR. ROMERO and ATTORNEY GRONAUER verified that the applicant will adhere to the CC&RS.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

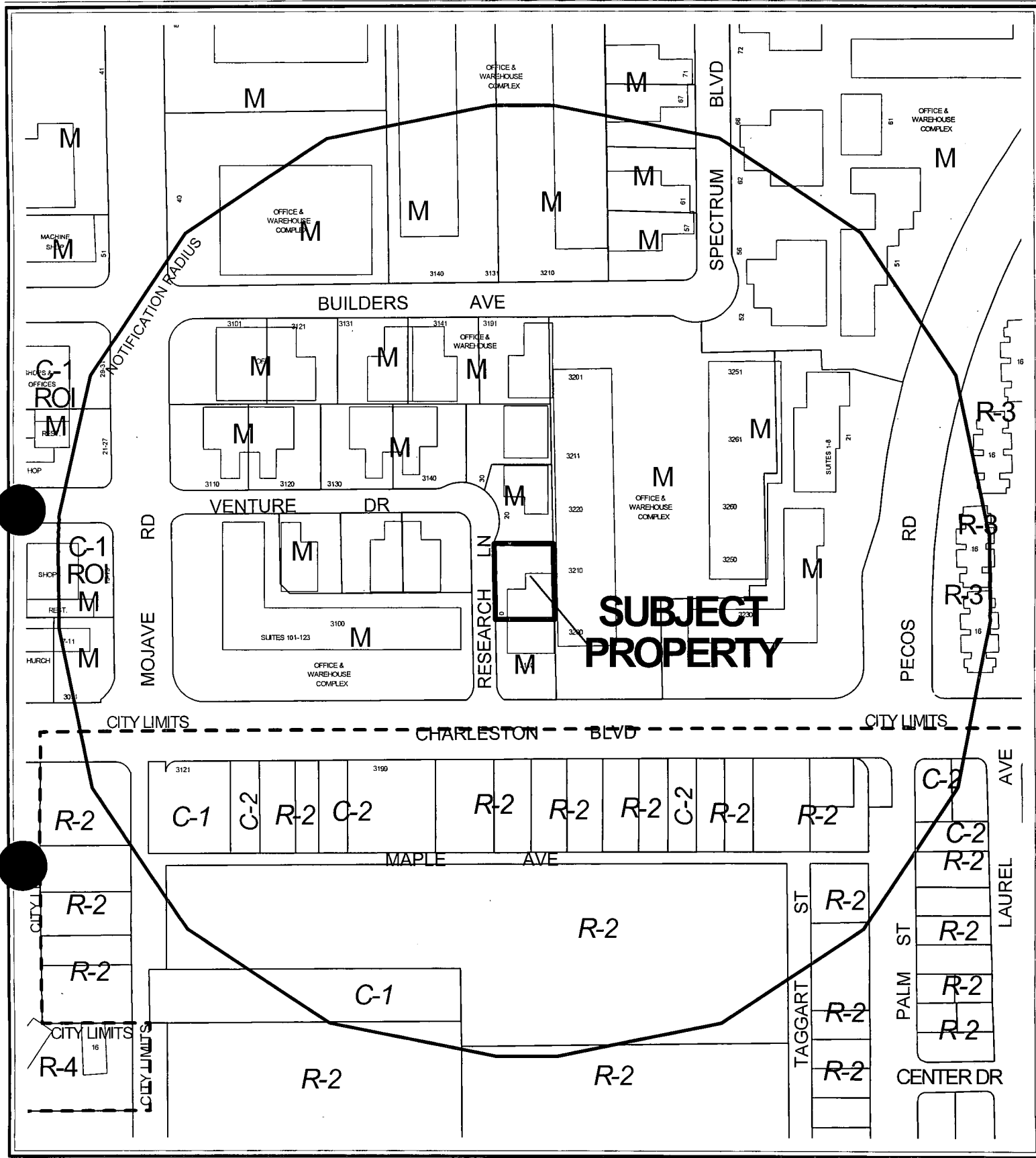
(2:29 – 2:32)

3-2849

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.
2. The display and/or storage of all vehicles shall be within an enclosed building.
3. No more than ten vehicles shall be stored at any given time.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.



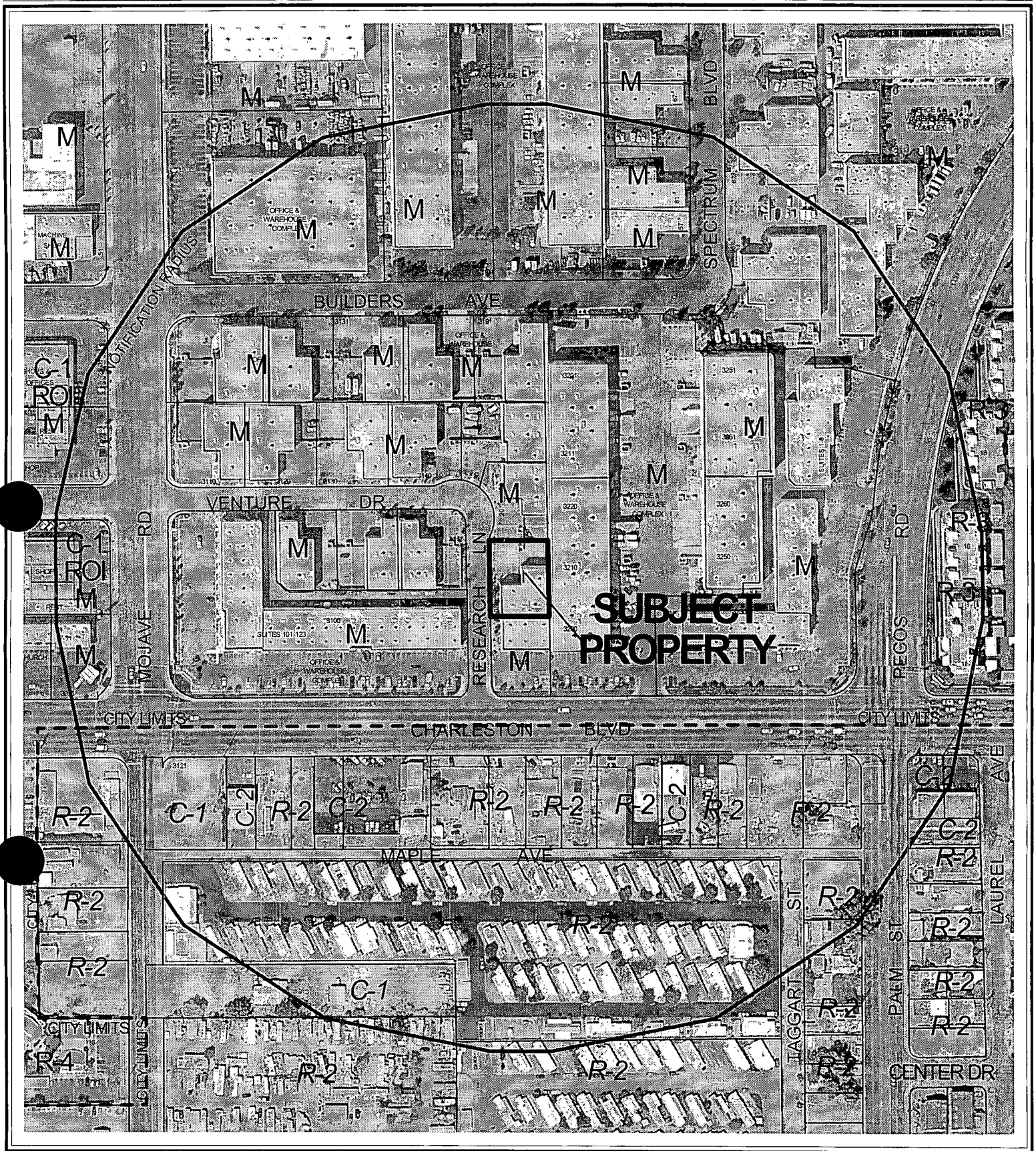
CASE: SUP-3537

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 100 200 Feet





CASE: SUP-3537

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.
2. The display and/or storage of all vehicles shall be within an enclosed building.
3. No more than ten vehicles shall be stored at any given time.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for Motor Vehicle Sales (Used) on a 13,068 square foot lot where a 25,000 square foot site is the minimum lot size required.

B) Applicant's Justification

The applicant's justification letter states that no retail sales or display of vehicles will occur at this location. The applicant intends to operate a wholesale distribution of used automobiles in which vehicles are bought at auction and sold to auto dealerships. Due to the fact that the applicant takes title to the vehicles, a Special Use Permit is required. The letter further states that the automobiles will only be stored within an enclosed building and no more than ten vehicles will be stored at any given time.

BACKGROUND INFORMATION

A) Previous Actions

01/03/89 The City Council approved a Rezoning (Z-0111-88) from C-1 (Limited Commercial) to R-3 (Medium Density Residential) and M (Industrial) for property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road. The Planning Commission recommended approval. Staff recommended approval of the request.

01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #20/al).

B) Pre-Application Meeting

11/21/03 The standard conditions for the proposed use were discussed along with the submittal requirements for a Special Use Permit application. Additionally, the applicant was informed that the proposed use met a threshold for a Project of Regional Significance and therefore, an Environmental Impact Assessment would be required.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.30

B) *Existing Land Use*

Subject Property: Industrial Building
North: Industrial Building
South: Industrial Building
East: Industrial Building
West: Industrial Building

C) *Planned Land Use*

Subject Property: LI/R (Light Industrial/Research)
North: LI/R (Light Industrial/Research)
South: LI/R (Light Industrial/Research)
East: LI/R (Light Industrial/Research)
West: LI/R (Light Industrial/Research)

D) *Existing Zoning*

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: M (Industrial)

E) *General Plan Compliance*

The LI/R (Light Industrial/Research) category of the Southeast Sector Map of the General Plan allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District	X	
Las Vegas Spectrum		
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance	X	

Las Vegas Spectrum

The subject site is located within a 119-acre tract, Las Vegas Spectrum commercial subdivision, intended as a mixed use area, consisting primarily of a business park with commercial, office, and industrial uses.

Clark County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

Project of Regional Significance

This request is a Project of Regional Significance, due to the proximity to a boundary Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. A summary of comments from affected agencies is included below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500' of another jurisdiction.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

No comments were received.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Motor Vehicle, Boat, Trailer, or Machinery Sales	6,274 SF.	1/500 SF of enclosed GFA	13	See below	14	See below
Handicap breakdown			12	1	13	1

The subject site is located within a commercial subdivision, which enjoys the benefits of shared parking. In this instance, the pad site in which the proposed use is to be located provides a sufficient amount of parking.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use.

B) General Analysis and Discussion

- Zoning

Motor Vehicle Sales (Used) is a conditional use in the M (Industrial) zone.

- Use

Title 19.20 defines Motor Vehicle Sales (Used) as a facility or area used primarily for the display of used automobiles, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use. The applicant has indicated that no retail sales or display of vehicles will occur at this location, as the operation will consist of the wholesale distribution of used automobiles. Because the applicant takes title to the vehicles.

- Conditions

The following standard conditions apply to the proposed Motor Vehicle Sales (Used) use:

- The minimum site area shall be 25,000 square feet.
- The installation and use of an outside public address or bell system is prohibited.
- No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
- Access automobile rental is permitted.

Because the applicant is unable to meet the standard condition that requires a minimum lot size of 25,000 square feet, a Special Use Permit is required. The request is appropriate since the established development pattern is industrial, shops and storage on similar sized lots.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and 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."**

With implementation of the proposed conditions of approval, the proposed use can operate without detriment to the surrounding area.

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

The site contains an existing structure that is of sufficient size to store all vehicles associated with the operation, as required by a condition of approval.

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 subject site has access to Charleston Boulevard, a 100-foot primary arterial, via Research Lane, a local collector.

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 proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 43 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3537** APN: 139-36-813-006

Name of Property Owner: ORYX ENTERPRISES LLC

Name of Applicant: AZ Imports Inc DBA: Performance Auto Sales

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

~~No~~

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

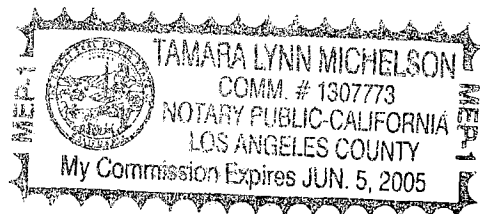
Signature of Property Owner/Authorized Agent: John B. Kunkin

Print Name: ~~John B. Reinhart~~
CHARLES REINHART

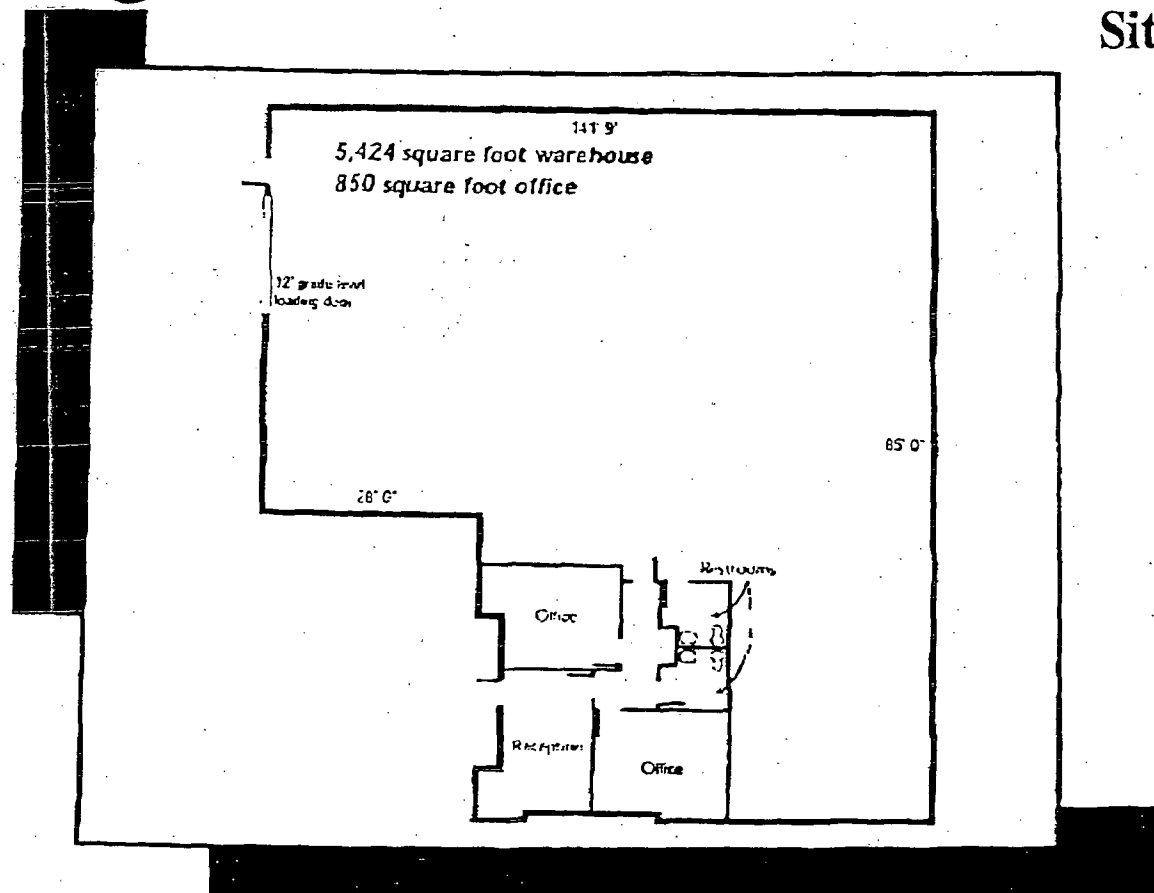
Subscribed and sworn before me

This 2nd day of December, 2003

Tamara Lynn Michels
Notary Public in and for said County and State



Site Plan



For further information regarding this property contact:

Kevin J. Higgins, SIOR
Senior Vice President

Kyle P. Eigenman
Associate

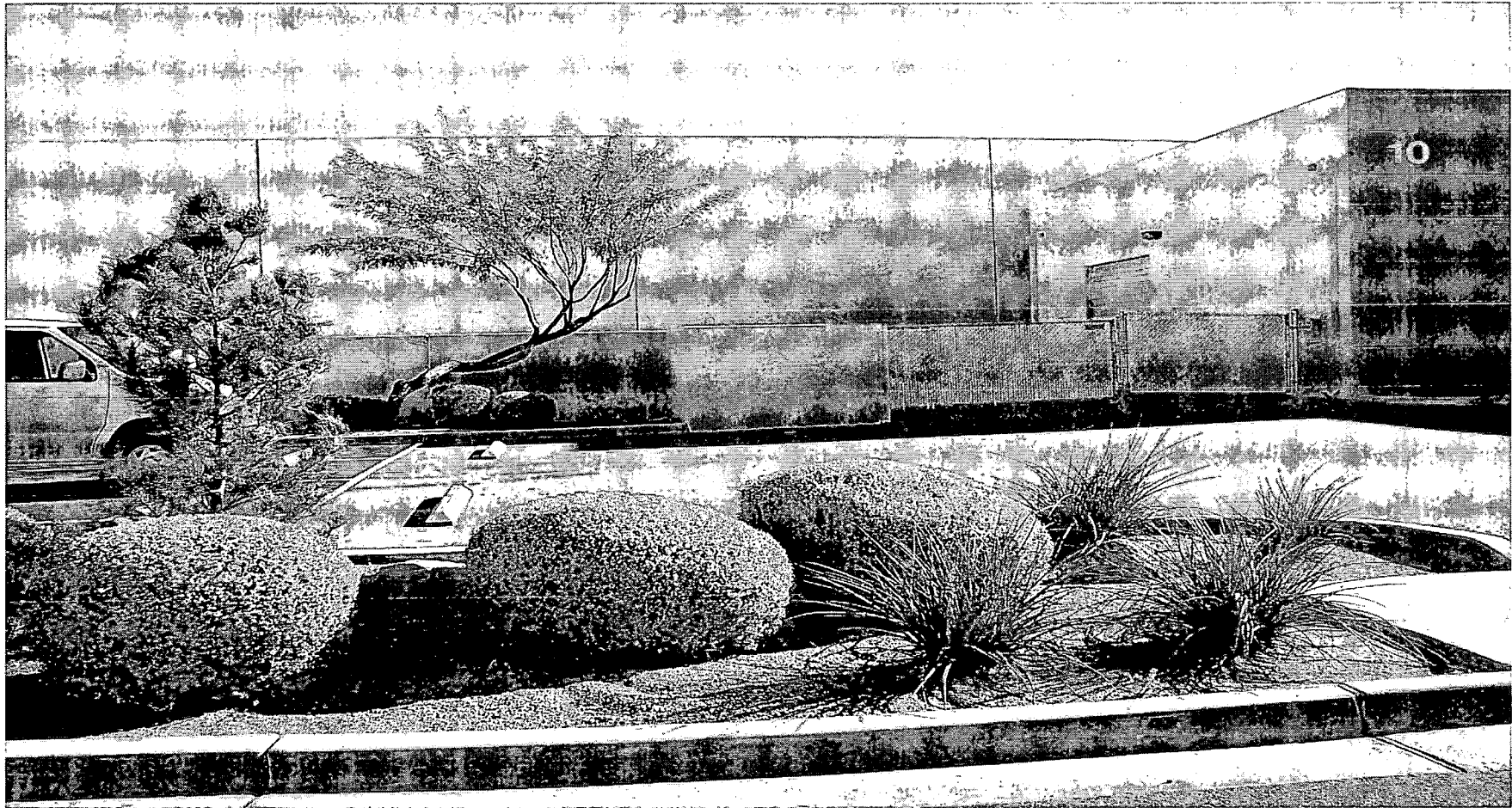
CB Richard Ellis

NAVIGATING A NEW WORLD™
3993 Howard Hughes Pkwy, Suite 700
Las Vegas, Nevada 89109
Main Number: 702.369.4800
Fax: 702.794.0144

SUP-3537

1-22-04 PC

The information shown on this map was obtained from sources believed to be reliable. While we do not make any warranty, we have no responsibility for any errors or omissions. This map is for informational purposes only and does not constitute an offer of insurance. The value of this transaction is not dependent on the map and other factors which should be checked by your broker, financial and legal advisors. You and your advisors should conduct a careful, independent review of the property to determine the true value and condition of the property for your needs.



SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY
10 RESEARCH LANE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



1361 N. RED GUM STREET • ANAHEIM, CALIFORNIA 92806 • PHONE: (714) 630-5954 FAX: (714) 632-8637
ANAHEIM • LAS VEGAS • POWAY • SAN DIEGO • SAN FERNANDO VALLEY

February 10, 2004

City Clerk
1st floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Re: SUP-3537 Special Use Permit Request

Our business, a wholesale distributor of auto parts, is located at 3101 Builders Ave.

We have been at this location since 1997.

Our business philosophy has been to own (vis a vis real estate partnership – B&D Partners) the real estate from which we operate our auto parts wholesale distribution business. We have always selected properties that both served our needs well (easy access, adequate parking, etc.) and were located in quality industrial complexes where our business was compatible and harmonious with surrounding businesses.

We object to the issuance of this special use permit for motor vehicle sales (used) and waiver of the 25,000 square foot minimum lot size requirement at 10 Research Lane.

We do not believe that there is adequate space at this location for a vehicle sales business and we do not believe that the sale of used automobiles is a use, design or look that is compatible and harmonious with surrounding businesses.

Please consider our objections to the issuance of a special use permit and waiver of the 25,000 square foot minimum lot size requirement at 10 Research Lane and reject the applicant's request.

Thank you.

Regards,

Richard J. DeBlasi
Partner, B&D Partners
President, Cal-State Auto Parts, Inc.

Protest

RECEIVED
CITY CLERK
2004 FEB 12 PM 2:39

Submitted after final agenda

Date 2/12/04 Item #90

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3432 - EBENEZER C.O.G.I.C. - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0 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 and deleting Condition 4 – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 91 [SUP-3432] and 92 [SDR-3431].

LEONARD FOLMAR, 9400 Grand Gate, stated that Ebenezer Church is trying to improve the community. There was confusion at the Planning Commission meeting as to the actual request. The request is for a temporary site they will occupy while construction is being completed on the main sanctuary. Once construction is complete, the temporary structures will be removed. He has met with staff since the Planning Commission meeting and resolved the outstanding issues.

ROBERT GENZER, Director of Planning and Development Department, confirmed that there was a great deal of confusion on the part of staff and the Planning Commission. However, staff now understands what the applicant is trying to do and is prepared to move forward, deleting some conditions.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 91 – SUP-3432

MINUTES – Continued:

EUGENE HURLEY, 1061 Miller Avenue, stated that a trailer already exists on the parcel. He does not oppose the church, but there are too many churches in this particular area.

TODD FARLOW, 240 North 19th Street, agreed that there is an over saturation of churches in this area. He does not approve of trailers being converted into other useful, permanent structures. MR. GENZER clarified that the church will utilize the temporary trailers while the existing church is renovated and they will be removed from the site once the church is renovated.

MARVIN MATLOCK, 2913 Michael Way, attends services at the proposed church and confirmed that the temporary structures will be removed once the church is complete.

JOHNNY VENTURA, 601 Rain Tree Lane, stated that there are never enough churches.

TOM McGOWAN, Las Vegas resident, pointed out that churches are important in this town and asked the City Council to support this request.

COUNCILMAN WEEKLY thanked the applicant for working with staff and expressed appreciation for the Planning Commission's input. He confirmed with MR. GENZER that the issue of the fire hydrant has been resolved. MR. GENZER asked that Condition 4 under Item 91 [SUP-3432] be deleted in its entirety. He further read into the record conditions that need to be amended and deleted on Item 92 [SDR-3431]. MR. FOLMAR agreed with the deletions and amendments.

COUNCILMAN WEEKLY agreed with comments regarding over saturation of churches and advised that there are approximately 210 churches within a one to five mile radius. However, many of them were there before he was on the Council. A great number of businesses have closed and been converted into churches, further impacting the neighborhood. But he would rather have a church than a crack house. He recognized that this has been a long and tedious process, and that the church will be a great enhancement to the neighborhood.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 91 [SUP-3432] and Item 92 [SDR-3431].

NOTE: All discussion for Item 91 and Item 92 was held under Item 91.

(2:32 – 2:45)

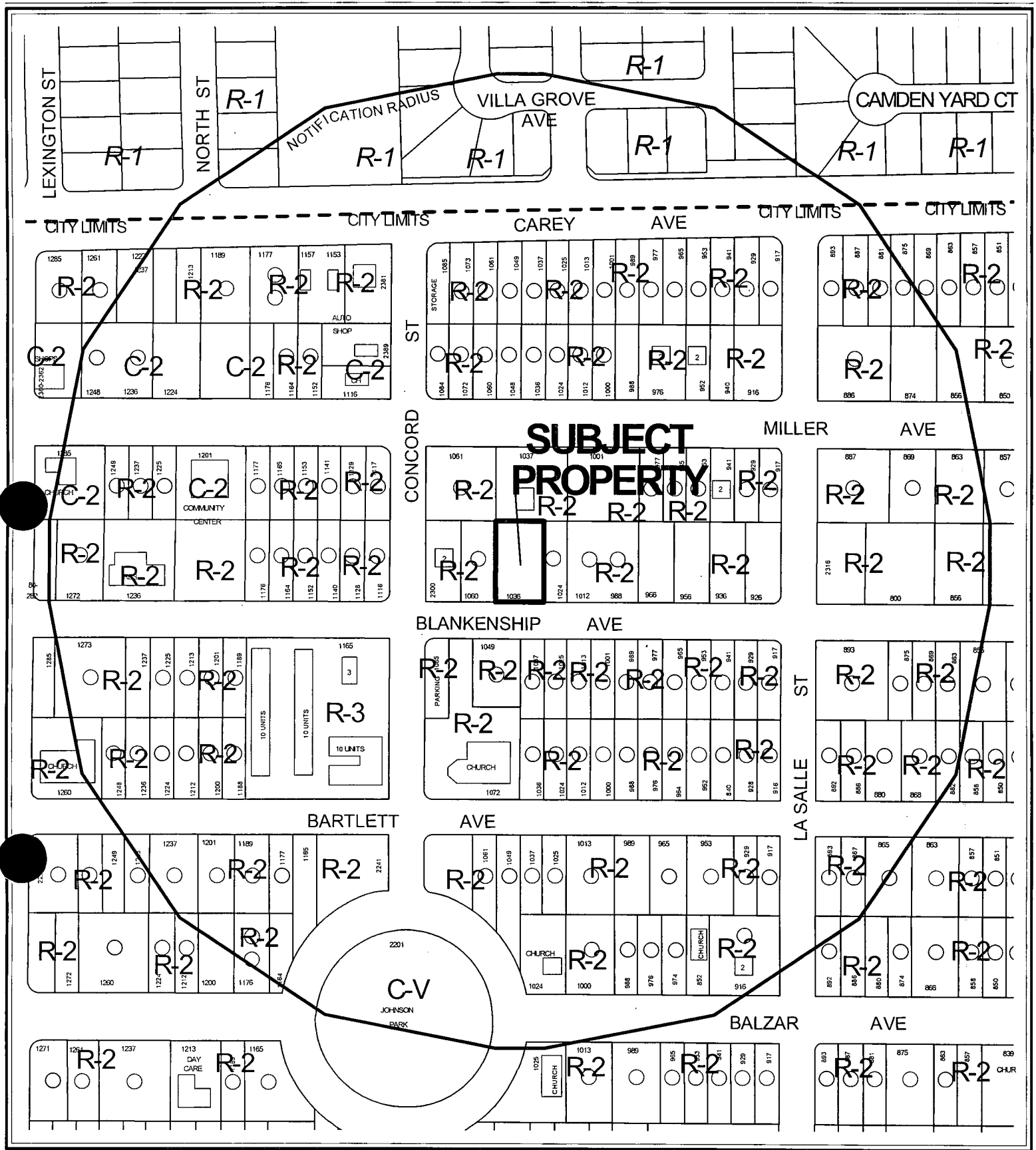
3-2970

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 91 – SUP-3432

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.



CASE: SUP-3432

RADIUS: 750 FT

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

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3432 - EBENEZER C.O.G.I.C.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed Church/House of Worship located at 1036 Blankenship Avenue. The applicant has also made companion requests for a Site Development Plan Review (SDR-3431) for a temporary 3,600 square-foot building on this property.

B) Applicant's Justification

The applicant would like to use the proposed site as a temporary location of a church so the permanent church building across the street can be remodeled. The site will be kept free of debris and litter. Activities on the site will not involve any noise, light, or odor generating nuisances.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location of the church.

B) Pre-Application Meeting

- | | |
|----------|--|
| 08/22/03 | The applicant was informed about the elements of a complete application for a Special Use Permit. |
| 01/22/04 | The Planning Commission recommended approval of a related Site Development Plan Review (SDR-3431). |
| 01/22/04 | The Planning Commission voted 4-0 to recommend APPROVAL (PC Agenda Item #88/kcw). |

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.25

B) Existing Land Use

Subject Property: Vacant
North: Vacant
South: Church, Single family home
East: Single family home
West: Single family home

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-2 (Medium-Low Density Residential)
North: R-2 (Medium-Low Density Residential)
South: R-2 (Medium-Low Density Residential)
East: R-2 (Medium-Low Density Residential)
West: R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located on the Southeast Sector Map of the General Plan. Religious uses have been deemed to be compatible with low-density residential uses when approved by a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	3,600 s.f.	1 space/4 seats or 1 space /100 s.f. of non-fixed seating area, whichever is greater	34	2	40	

The parking lot for the use is located across the street from the use. Handicap spaces shall be added to the parking lot that will accommodate handicap accessibility. A condition has been added that addresses this issue.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed church/ house of worship use; however, there are 11 similar uses within the immediate neighborhood.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned ML (Medium Low Density Residential) Zone. Churches are permitted in this zoning district by approval of a Special Use Permit, subject to five conditions listed below. The proposed development conforms to the requirements of the ML (Medium Low Density Residential) zoning district.

- Use

The proposed use is "Church/House of Worship". It is allowed in all residential zoning districts, subject to the conditions listed below.

- Conditions

The conditions for issuance of a Special Use Permit for "Church/House of Worship" are:

- i. The use may include related activities.
- ii. Child-care facilities and related activities are allowed if specifically requested in the application.
- iii. If additional uses are required after approval, an additional public hearing is necessary.

- iv. Thrift shops, homeless shelters, etc. are limited to zones where they are allowed as primary uses.
- v. Five acres is the maximum size for a church site in a U or R-prefixed district.

These last two conditions cannot be waived. The proposed development appears to comply with the listed conditions.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and 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."**

The Southeast Sector Plan Map of the General Plan currently designates this site as ML (Medium Low density Residential). The development of a church would conform to the range of land use designations approved for the site.

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

The site is not physically suitable for the proposal. To obtain suitability the following must be done:

- The building and the 6-foot entry landing is positioned too close to the west property line. The site plan should be redrawn to position the building within the setbacks of the district.
- The redesign of the site plan shall also include perimeter landscaping that will conform to standards. A parking area shall be added to the plan that will show proper handicap accessibility, landscaping, and sufficient capacity to handle the amount of necessary parking.

Conditions have been included to address these issues.

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."**

Access to one of the existing parking lot across the street and to the site is from Blankenship Avenue. The capacity of this local street may not be adequate to meet the requirements of the proposed church use.

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."**

There are five conditions for the development of churches in a residential district. The project as proposed does not conflict with any of these conditions. Additionally, the proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 185 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3432** APN: _____

Name of Property Owner: EBENEZER CHURCH OF GOD IN CHRIST

Name of Applicant: EBENEZER CHURCH OF GOD IN CHRIST

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____ ☒ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

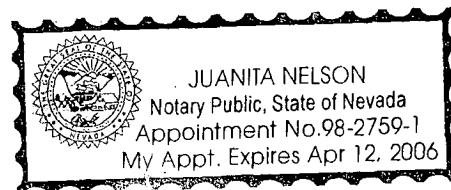
Signature of Property Owner/Authorized Agent: Bill McDonnell

BILL MCDONNELL, PASTOR

Subscribed and sworn before me

This 13 day of August, 2003

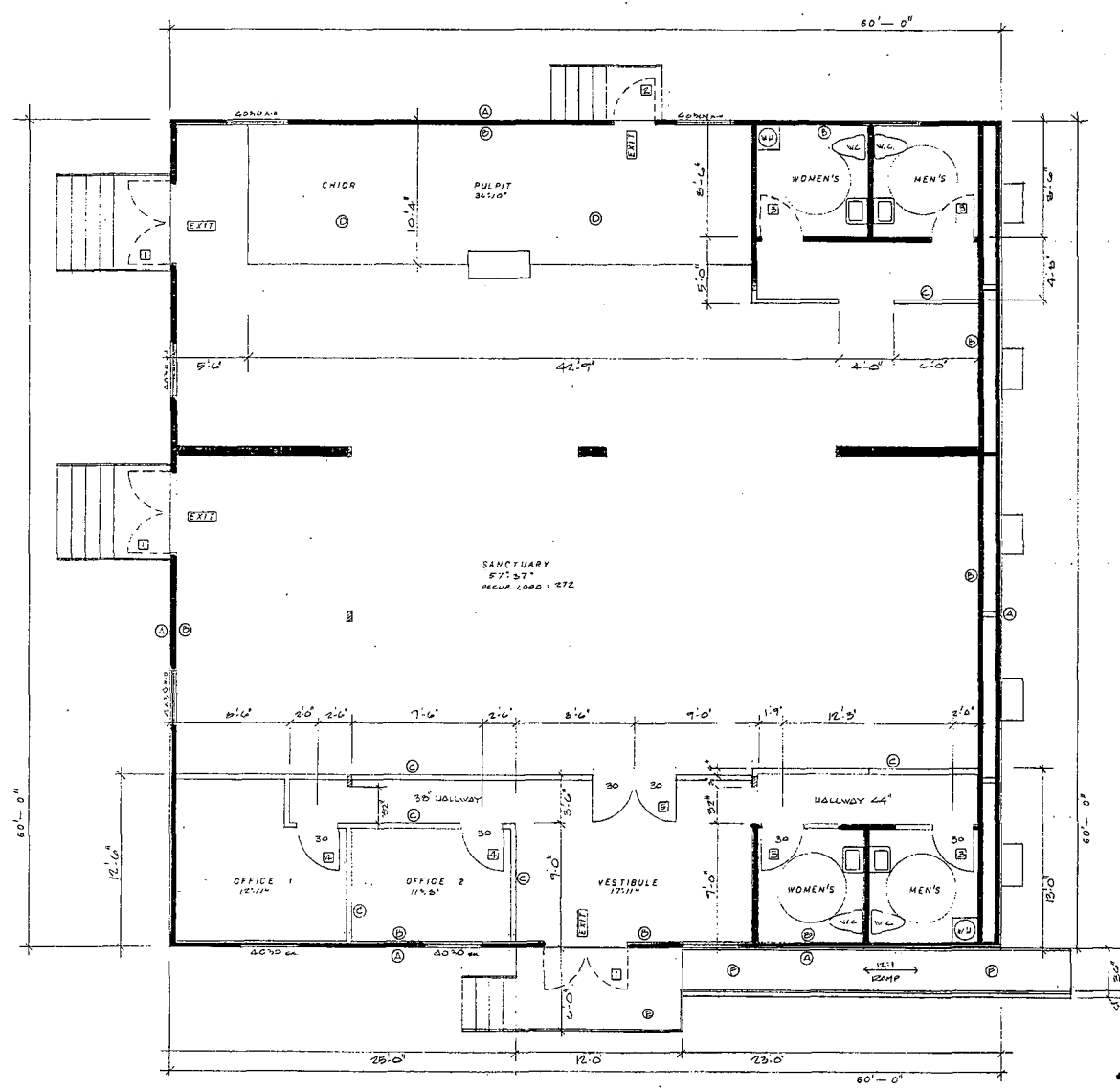
[Signature]
Notary Public in and for said County and State



REVISIONS	BY

MODULAR BUILDING
EBENEZER CHURCH

Date	
Scale	
Drawn	
Job	
Sheet	3
Of	Sheets



NEW CONSTRUCTIONS

1	7'-5" SINGLE (7) COAT. (EXTERIOR)
2	5'-0" TYPE "X" DW. (INTERIOR)
3	2'-4" SLD WALLS 16'-0" x 1'-0" ON 8'-0" SPAC.
4	2'-0" PLATFORM - 1/4" TEG. 24" (PULPIT)
5	ENTRANCE PLATFORM - WOOD
6	RAMP - 2" CONCRETE - 1" STEEL SILL 1/4" DIA.

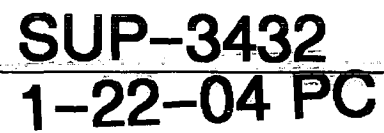
Q	Q	SIZE	Q	TYPE
1	2	30'-0"	TYPE	WOOD PL. H.C. (INTERIOR)
2	1	20'-0"	"	"
3	1	20'-0"	"	VESTIBULE

— EX. EX WALLS
- - - NEW EX WALLS

FLOOR PLAN 1/4"=1'-0"

SUP-3432

STAFF 1-22-04 PC

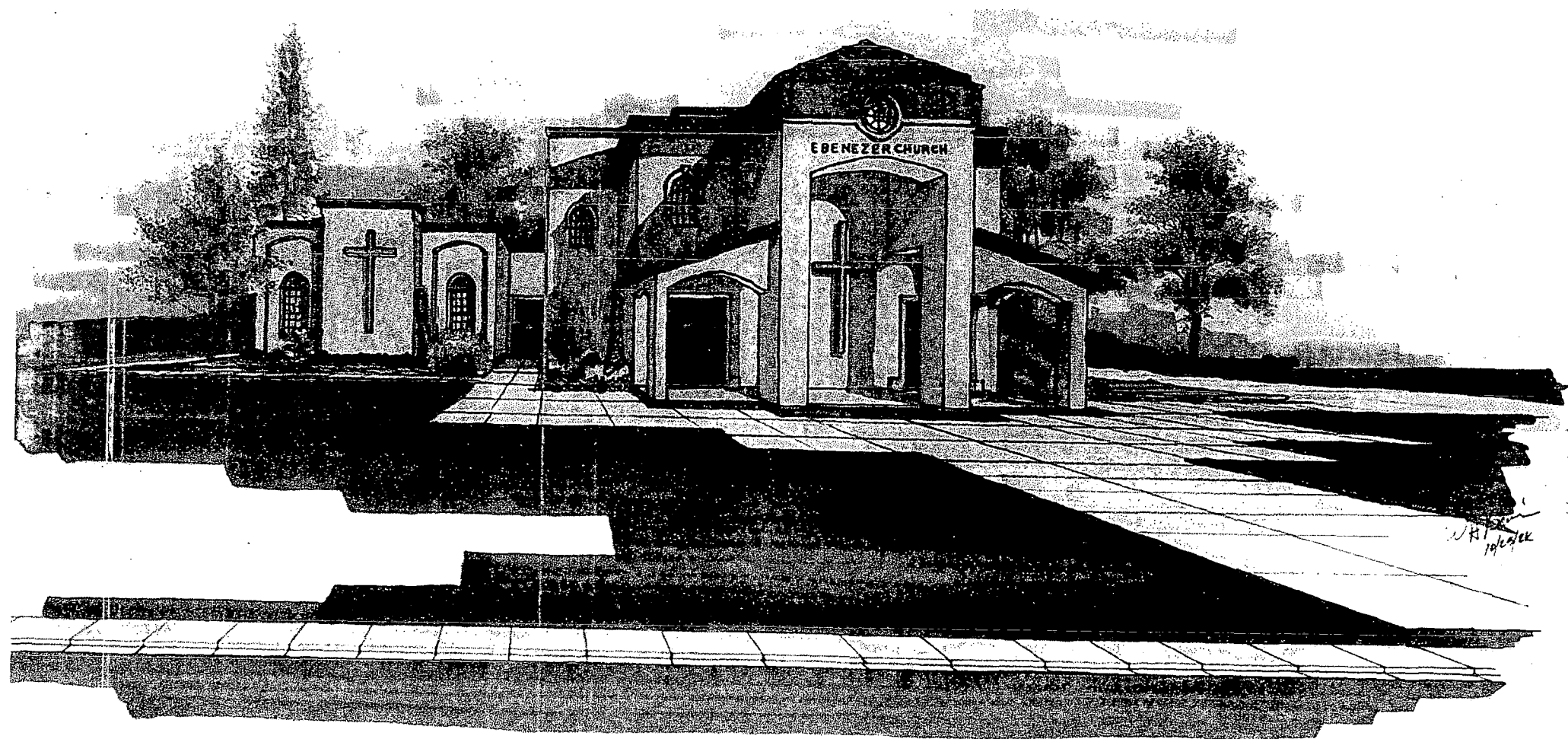


STAFF

SITE PLAN		PREPARED BY	REVISIONS	BY
EBENEZER CHURCH 1072 BARTLETT AVE. LV, NV.		W. J. LANGSDAD 1224 W. MONROE AVE. LV, NV 17021 647-7848		
Date	Scale 1"=40'			
Drawn				
Job				
Sheet	1			
Of	Sheets			

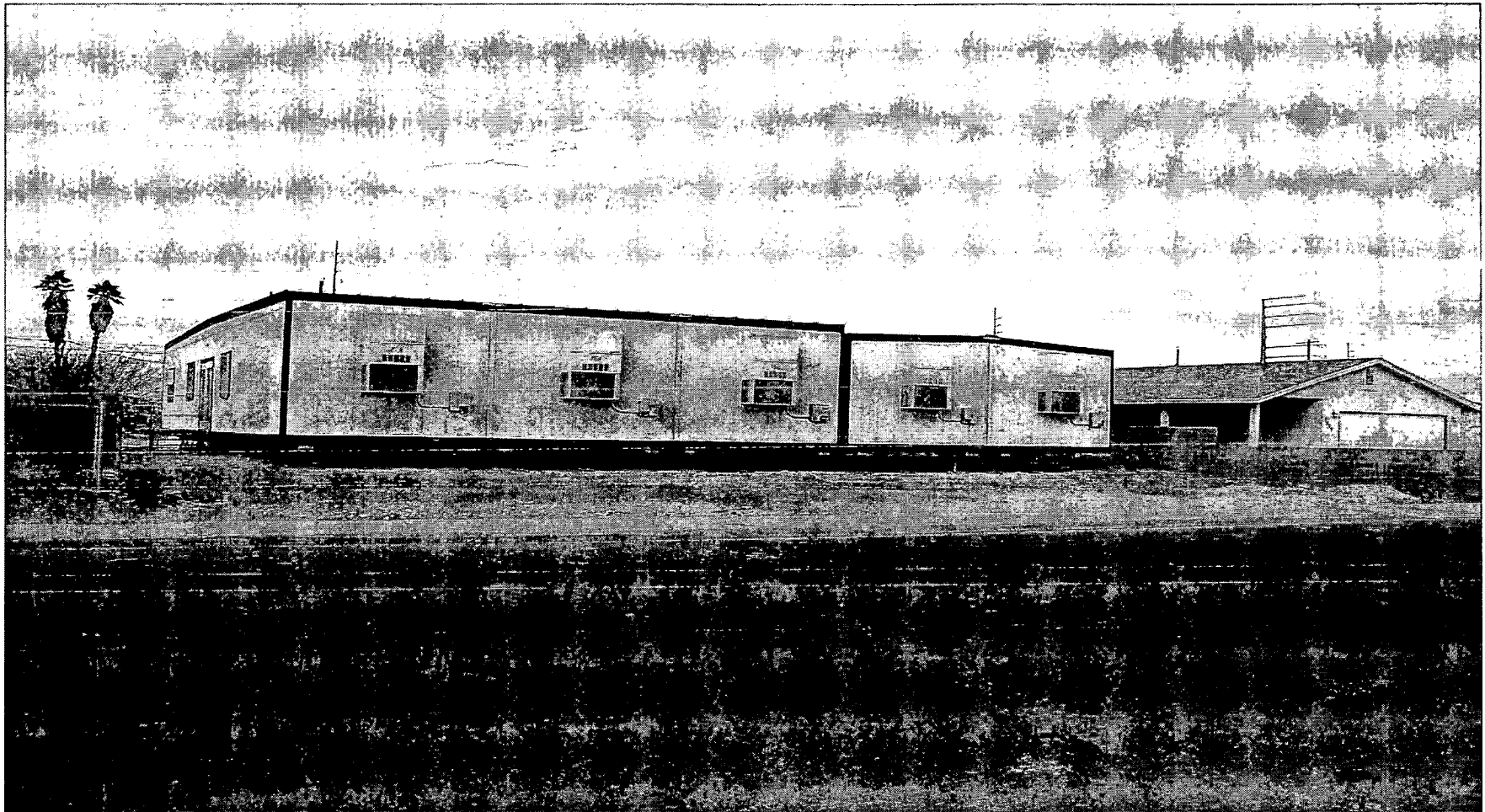
Church of God in Christ

WK - 1



STAFF

**SUP-3432
1-22-04 PC**



SUP-3432 - EBENEZER C.O.G.I.C.
1036 BLANKENSHIP AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3432 - PUBLIC HEARING - **SDR-3431 - EBENEZER C.O.G.I.C.** - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 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, deleting Conditions 2, 3, 10 and 11 and amending Conditions 1, 4, 8, 12 and 17 as follows:

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.
4. The landscape plan shall be revised and approved by Planning and Development Department staff by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

MINUTES – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the base of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. *The walls shall be completed by 6/12/2005.*
17. *Prior to 6/12/2005, a Traffic Impact analysis....; and, add the word "Works" at the end of the condition.*
– UNANIMOUS

MINUTES:

NOTE: See Item 91 [SUP-3432] for all related discussion.

(2:32 – 2:45)

3-2970

CONDITIONS:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.
3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

CONDITIONS – Continued:

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

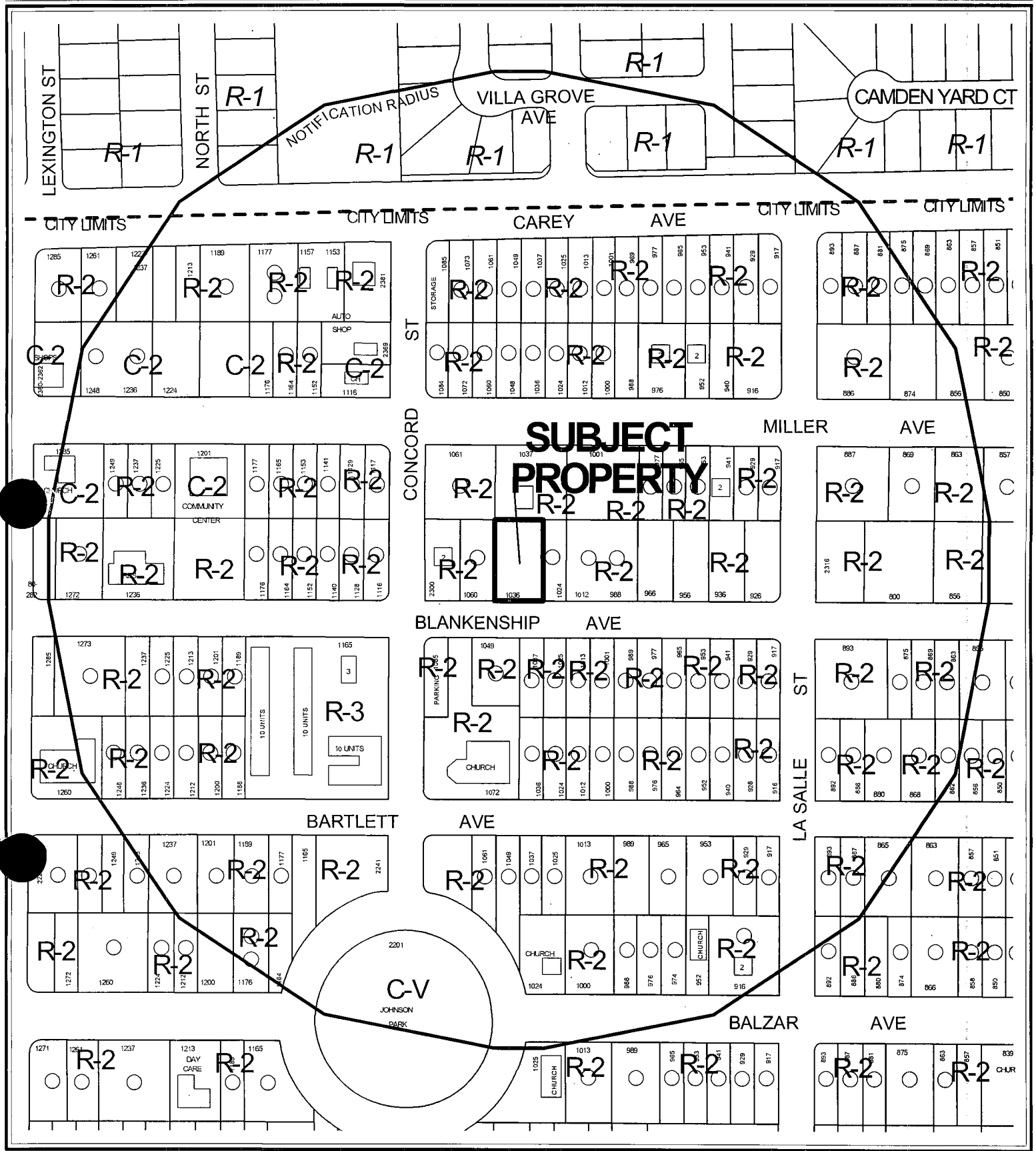
14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

CONDITIONS – Continued:

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.



CASE: **SDR-3431**

RADIUS: 750 FT

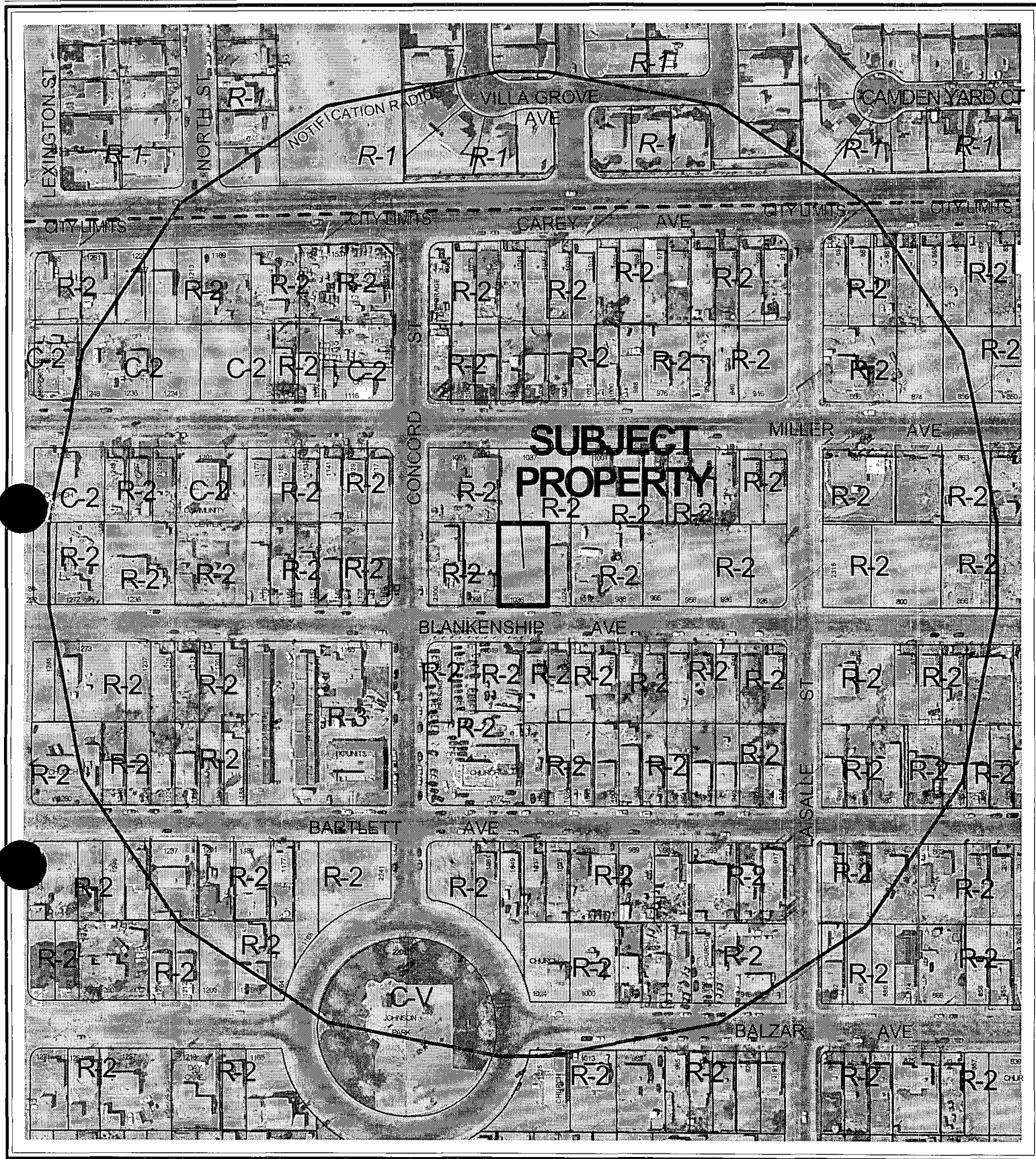
ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 100 200 Feet



92





CASE: **SDR-3431**

RADIUS: 750 FT

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

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3431 - EBENEZER C.O.G.I.C.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.
3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of

the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a proposed 3,600 square-foot church to be located on approximately 0.25 acres located at 1036 Blankenship Avenue. The applicant has also made companion requests for a Special Use Permit (SUP-3432) for a Church/House of Worship.

B) Applicant's Justification

The applicant would like to use the proposed site as a temporary location of a church so the permanent church building across the street can be remodeled. The site will be kept free of debris and litter. Activities on the site will not involve any noise, light, or odor generating nuisances.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location of the church.

01/22/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-3432).

01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #89/kcw).

B) Pre-Application Meeting

08/22/03 The applicant was informed about the elements of a complete application for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.25

B) Existing Land Use

Subject Property: Vacant
North: Vacant
South: Church, Single family home
East: Single family home
West: Single family home

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-2 (Medium-Low Density Residential)
North: R-2 (Medium-Low Density Residential)
South: R-2 (Medium-Low Density Residential)
East: R-2 (Medium-Low Density Residential)
West: R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located on the Southeast Sector Map of the General Plan. Religious uses have been deemed to be compatible with low-density residential uses when approved by a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The applicant proposes to move their church services from a building southwest of this site to temporary trailers that will be positioned towards the front of the proposed site. The relocation of services will allow the applicant the opportunity to remodel their permanent building.

Parking of the temporary use will be on two lots across the street of the proposed site. The site of the temporary use will not have space designated for onsite parking.

There is no vehicular access to the site. A sidewalk will be located along the west property line of the site that will connect the street to a landing on the west side of the building. A handicap accessible ramp will also be on the west side the building.

No building permits have been requested by the applicant for the proposed temporary use and the remodel of the existing church.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Sq. Feet	11,500 Sq. Ft.	Y
Min. Lot Width	N/A Feet	80 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	4 Feet/ 10 Feet	N
• Corner	N/A	N/A	Y
• Rear	20 Feet	55 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	One Story	Y
Trash Enclosure	Yes	Not Shown	N
Loading Zone	Yes	Not Shown	N
Mech. Equipment	Screened	Not Shown	N
Other ...	8 Foot Walls	Not Shown	N

The setback of the west side is calculated to be 4 feet between the building entry landing and the west property line. The building shall be relocated so that the building and landing is 5 feet from the west property line.

The site plan need to be revised showing the location of the decorative perimeter walls, covered and gated trash enclosure, and loading zone.

Conditions will be added to address these discrepancies.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. When the site plan is revised to show the proper setbacks the proposal will conform to the Proximity Slope standard.
- b) Building setback. When the site plan is revised to show the proper setbacks the proposal will conform to the setback standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	3,600 s.f.	1 space/4 seats or 1 space /100 s.f. of non-fixed seating area, whichever is greater	34	2	40 Spaces are available on a parking lot across the street	

The parking lot is located across the street from the use. The applicant shall prepare a parking agreement consistent with City policy that will permit the use of the parking lots across from the proposed use by those using the proposed building. The parking lots that are proposed to be the temporary parking for the proposed use shall be rezoned to allow parking as the sole use on those parcels and will be designed to accommodate handicap accessibility.

A parking lot shall be added to the site to allow at least the Handicap spaces to be directly accessible to the proposed building.

Conditions have been added that address these issues.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/ 1 Space	N/A	None
Buffer:			17
• Min. Trees	1 Trees/ 30 Linear Feet	15 Trees	
• Min. Zone Width	6 Feet Side, 10 Foot Front		None
• Wall height	8 Feet		

The proposal shows more trees along the perimeter of the site than is required. A 6-foot side and rear planter and a 10 foot landscaped front buffer shall be shown on a revised landscaping plan. A condition will be added to address this issue.

A5) Sign Standards

No information about signage has been submitted with this application that would allow evaluation of compliance with Title 19 standards.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-2 (Medium Low Density Residential). The proposed Church/House of Worship use is allowed in the R-2 zoning district with the approval of a Special Use Permit. The applicant has submitted a companion Special Use Permit request (SUP-3432) with this application.

- Site Plan

The site plan shall be revised to show proper setbacks, location of a trash enclosure, proper parking, and location and size of the perimeter wall. A parking agreement consistent with City policy shall be prepared to allow the use of the parking lots across from the site by the users of the proposed building. A parking area that will accommodate at least the required handicapped spaces shall be added to the site plan.

- Waivers

There are no waivers requested with this application.

- Landscape Plan

The proposal shows more trees along the perimeter of the site than is required. A 6-foot side and rear planter and a 10 foot landscaped front buffer shall be shown on a revised landscaping plan. A condition will be added to address this issue.

- Elevation

The elevation of the building shall be revised so the building will look similar to a single family detached dwelling like those that surround the proposed use.

- Floor Plan

The floor plan is consistent with this type of building.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The appearance of the proposed building is not compatible with the residential development the surrounds the proposed site. It does not have the appearance of a typical church, a use that is allowed in residential areas, such as the neighborhood around the site, with an approved Special Use Permit.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposal is not consistent with landscaping, set back, design, wall, and parking standards of the City.

Site visit found that the building that is proposed with this application has already been established on the proposed site, in violation of City Building and Zoning requirements.

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

With the parking across from the proposed site the patrons of the church will be required to cross a public street, putting the people at risk of injury or death.

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

The landscape materials are typical drought tolerant materials.

The building exterior is not similar and therefore not appropriate for the residential areas around the proposed site.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The building exterior is not **harmonious and compatible with** residential areas around the proposed site.

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

After the revisions proposed herein are made to the site of the proposed building the development will not compromise the public health, safety or welfare.

NOTICES MAILED 183 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3431** APN: _____

Name of Property Owner: EBENEZER CHURCH OF GOD IN CHRIST

Name of Applicant: EBENEZER CHURCH OF GOD IN CHRIST

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ X _____ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

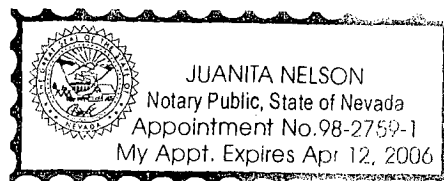
Signature of Property Owner/Authorized Agent: Bill McDonnell

BILL MCDONNELL, PASTOR

Subscribed and sworn before me

This 13 day of August, 2003

[Signature]
Notary Public in and for said County and State



W. J. LANGFORD
1224 W. MONROE AVE.
LV 114
{702} 647-7848

EBENEZER CHURCH
1072 BARTLETT AVE.
LV, NV.

1

Scale 1"=40'

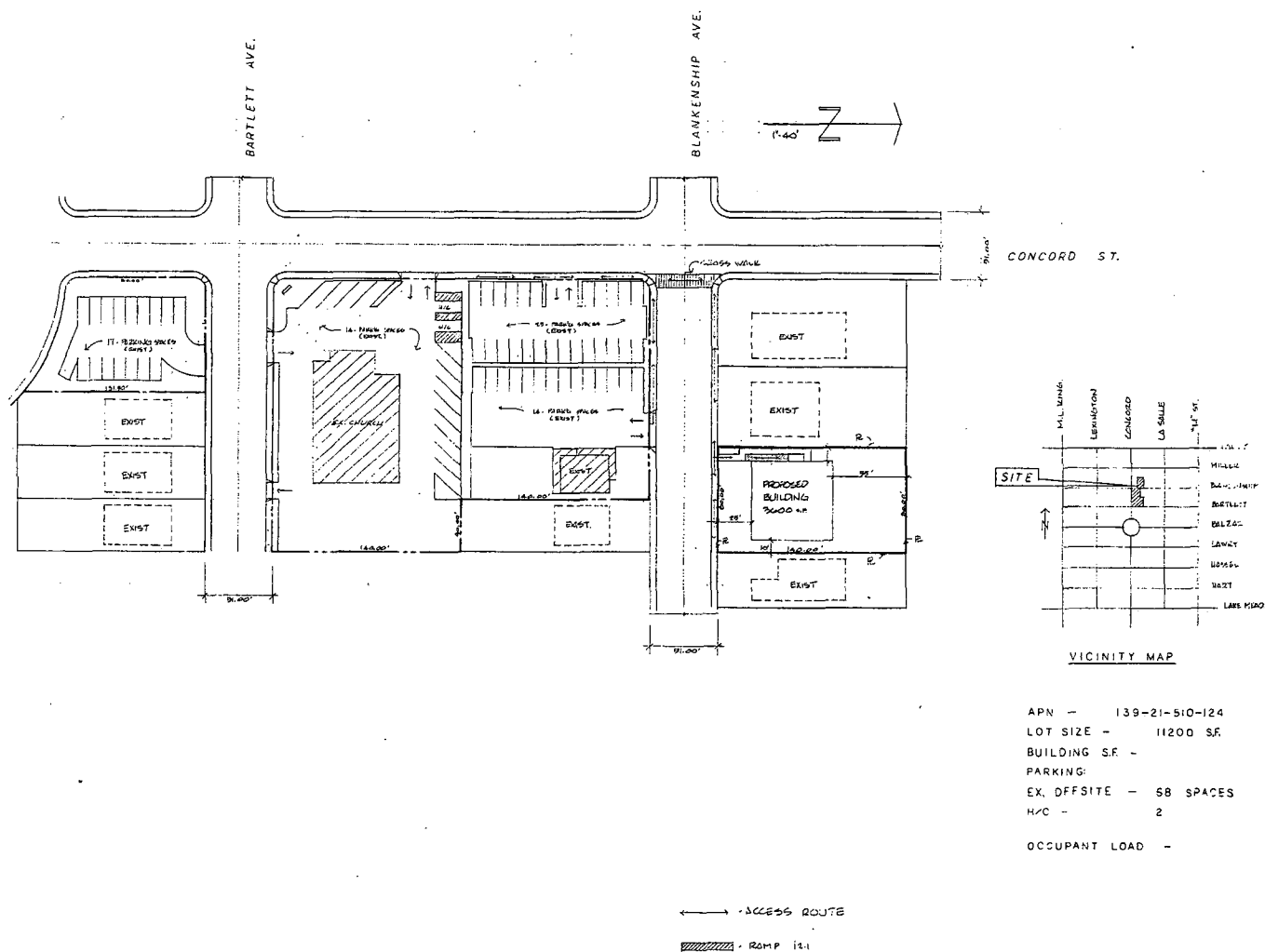
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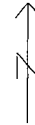
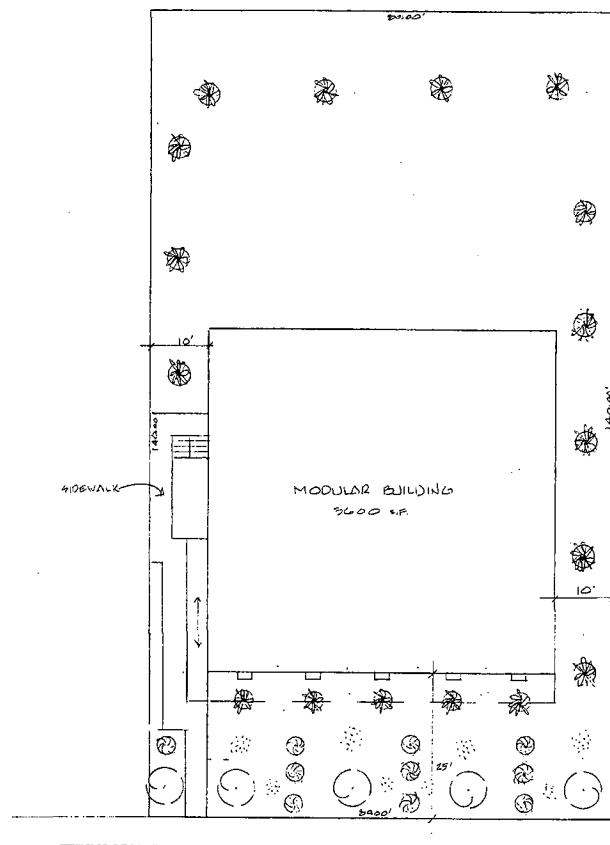
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On Sheet



STAFF **SDR-3431**
1-22-04 PC



LEGEND:

- () - MONDEL PINE (12' BOX)
- (*) - FLOWERING ALBIS (12' GAL)
- (X) - JUNIPER (8' GAL)
- (.) - 1/2" CROWN STONE

LANDSCAPE PLAN

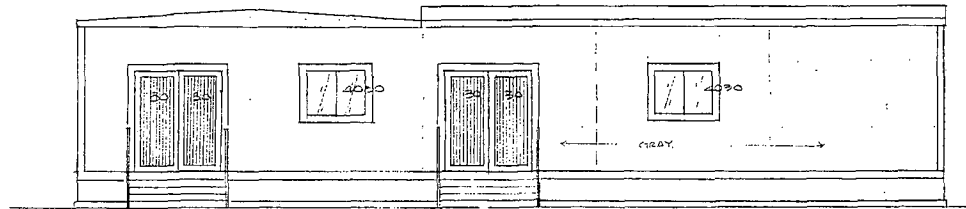
REVISIONS	BY

EBENEZER CHURCH
1072 BARTLET

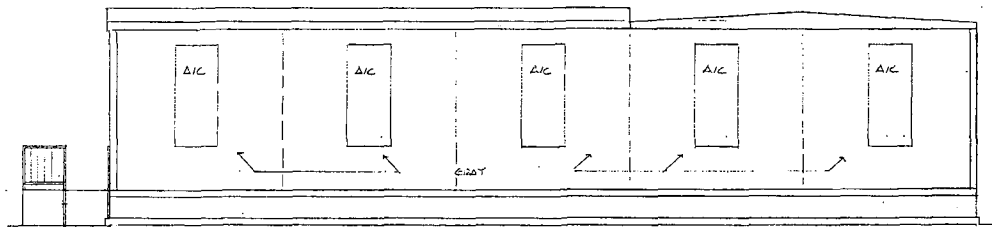
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SDR-3431

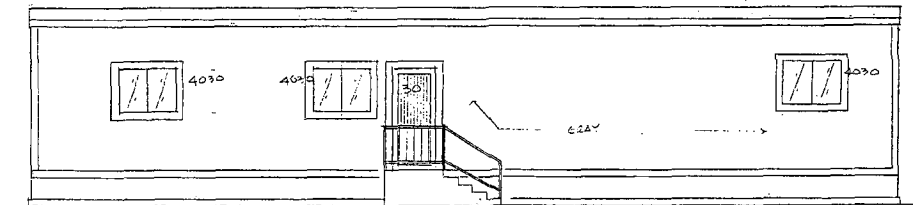
STAFF 1-22-04 PC



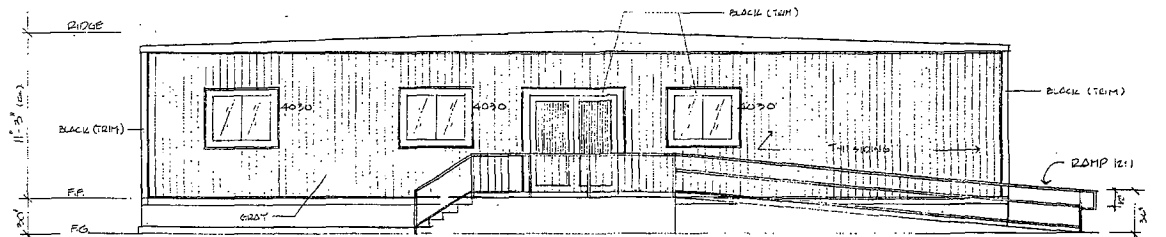
NORTH ELEV.



SOUTH ELEV.



EAST ELEV.



WEST ELEV.

ELEVATIONS

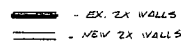
REVISIONS	BY

MODULAR BUILDING
EBENEZER CHURCH

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SDR-3431
STAFF 1-22-04 PC

MODULAR BUILDING
EBENEZER CHURCH



SDR-3431

STAFF 1-22-04 PC

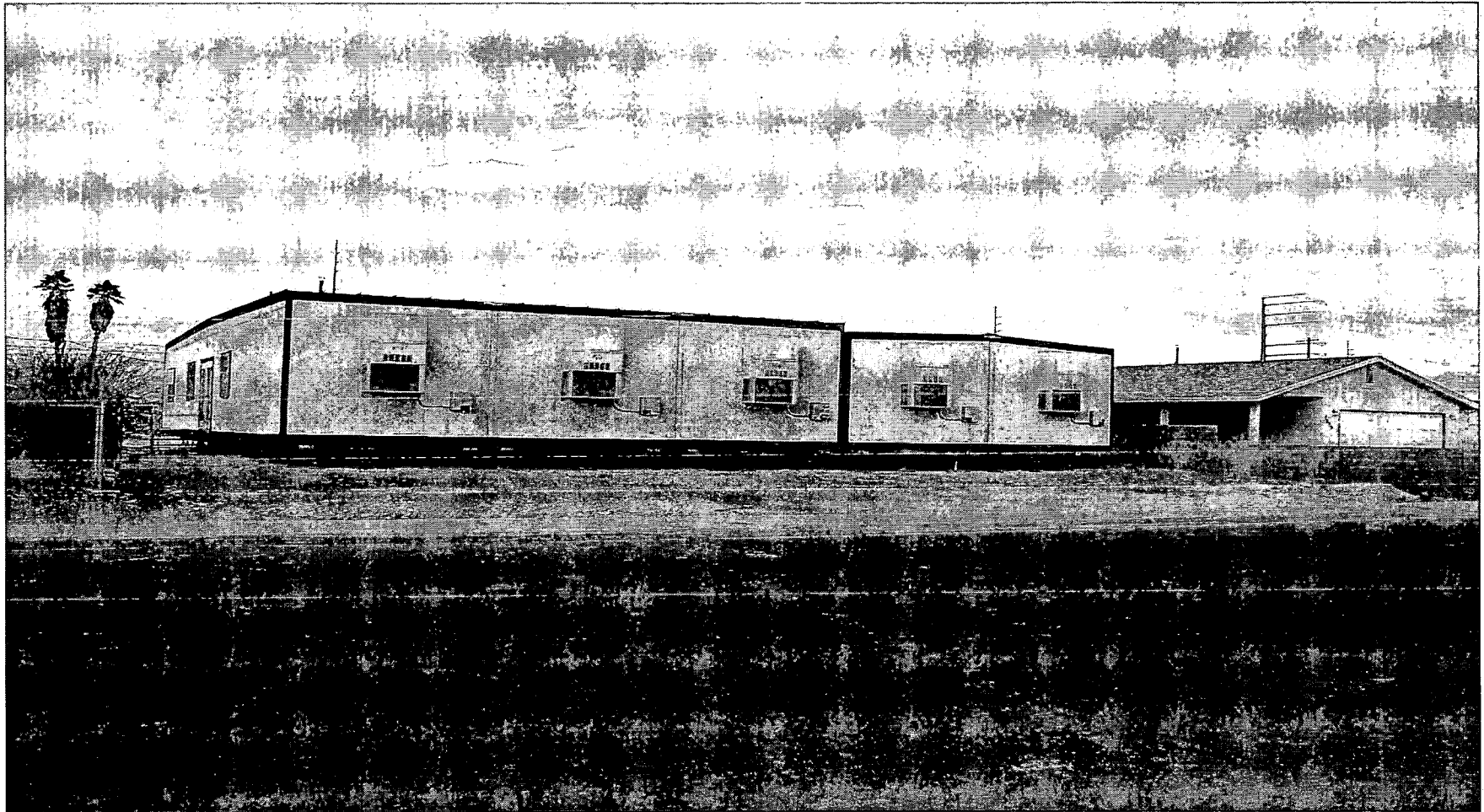
NEW CONSTRUCTIONS

- (A) 7'6" STUCCO 1/4" COAT. (EXTD.002)
- (B) 5'0" TYPE 'X' DW. (INTD.002)
- (C) 2'4" STUCCO WALKS 1/4" COAT. DW. 600-5000
- (D) 2'0" PLAT FORM 1/4" STUCCO 600-0.0. (PLAT.01)
- (E) EXTENDED PLAT FORM WOOD
- (F) RAMP 2" LONGEST 1/4" STUCCO 600-1/4" DW.

DOOR SCH (WED)

DO.	SZE	THK	TIME
2	306.0	1/4"	ND FR W.C. (INTERIOR)
5	606.0	1/4"	WESTSIDE

Date
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Of Sheets



SDR-3431 - EBENEZER C.O.G.I.C.
1036 BLANKENSHIP AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-0 vote) and staff recommend DENIAL

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

The Planning Commission (4-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Lamar Outdoor Advertising
5. Submitted after final agenda – Abeyance request by Lamar Outdoor Advertising

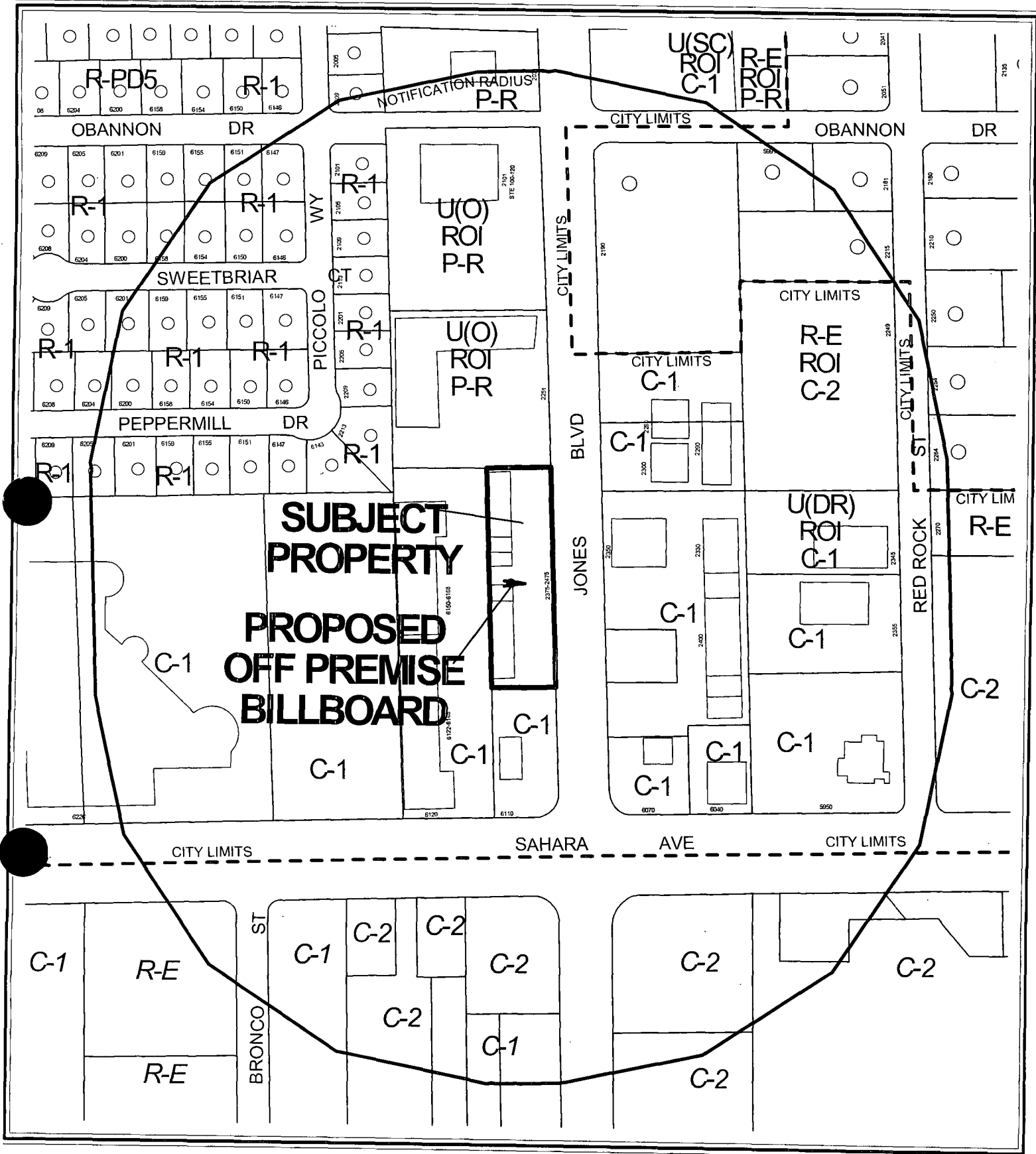
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



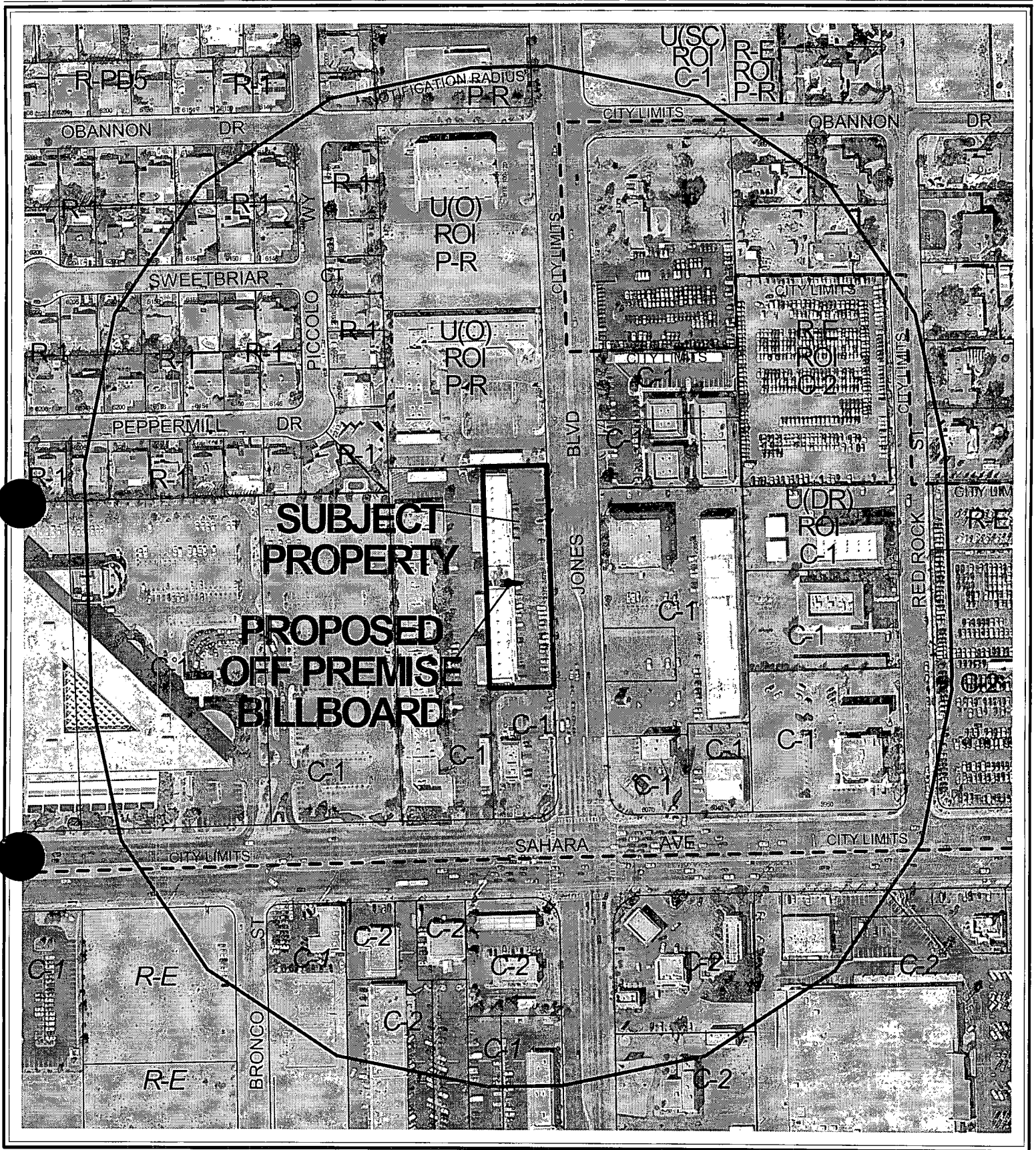
CASE: SUP-3479

RADIUS: 750 FT

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







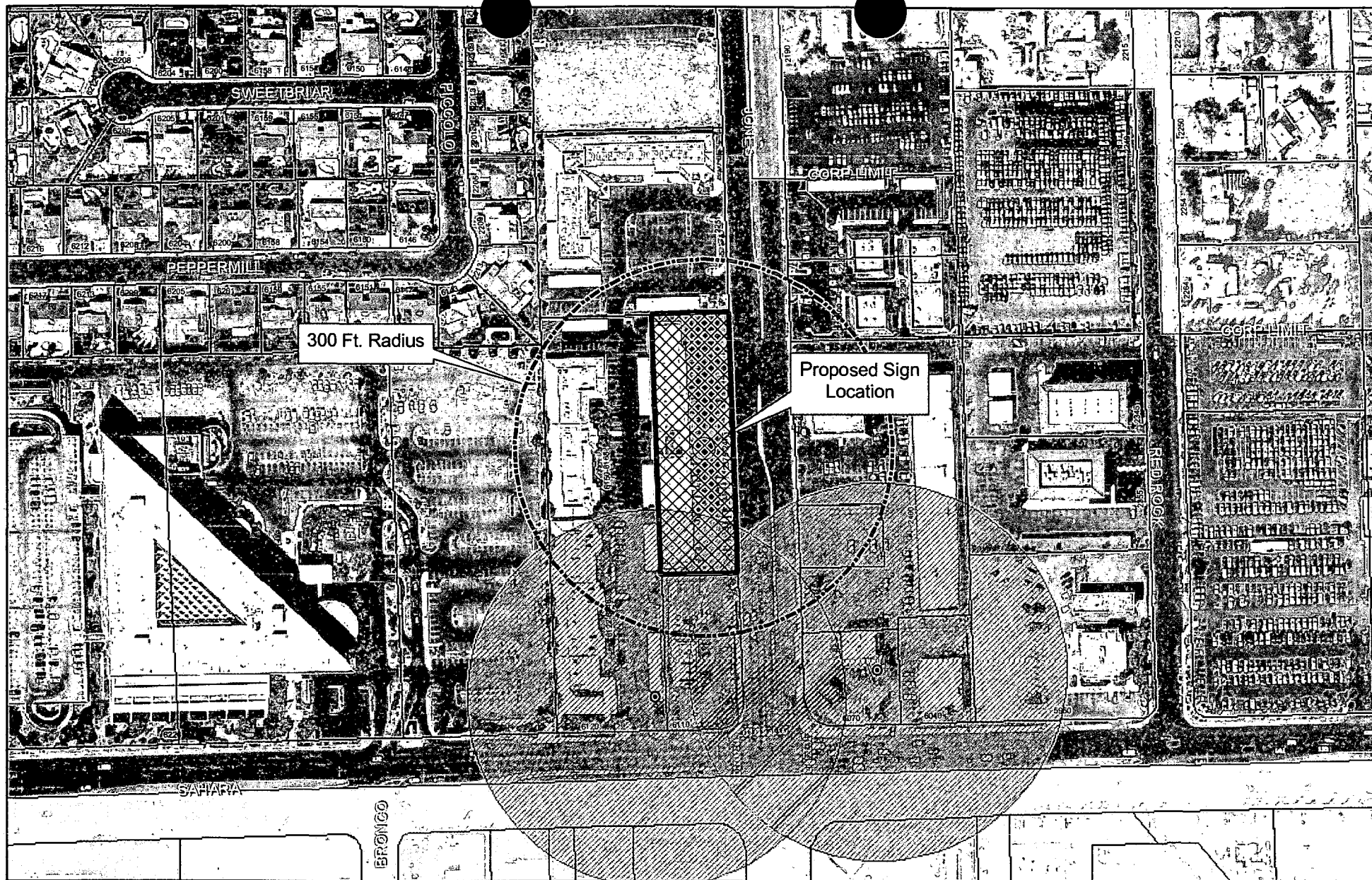
CASE: SUP-3479

RADIUS: 750 FT

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

0 100 200 Feet





SUP-3479

City of Las Vegas Billboard Data

 Subject Parcel

● City of Las Vegas Billboard Location

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Outside City Boundary

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT

**** CONDITIONS ****

The Planning Commission (4-0 vote) and staff recommended 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-premises 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-premises advertising (billboard) sign be removed.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.
3. The off-premises advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising (billboard) sign.
4. The off-premises advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site buildings.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the off-premises advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premises advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

10. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2475 South Jones Boulevard.

B) Applicant's Justification

The applicant's justification letter states the site is an appropriate location for an off-premise sign.

BACKGROUND INFORMATION

A) Previous Actions

04/05/89 The City Council approved a Rezoning (Z-8-89) to C-1 (Limited Commercial on this site. The Planning Commission recommended approval on February 28, 1989. The Planning and Development Department recommendation was for approval.

01/22/04 The Planning Commission voted 4-0 to recommend DENIAL (PC Agenda Item #90/mp).

B) Pre-Application Meeting

11/06/03 The applicant was advised of the requirements of a Special Use Permit and that this applications is considered a project of regional significance and the appropriate forms must be filed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.18

B) Existing Land Use

Subject Property: Commercial Retail Center
North: Offices
South: Restaurant
East: Commercial Retail Center
West: Offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: O (Office)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: U (Undeveloped) [O (Office) General Plan Designation] under
Resolution of Intent to P-R (Professional Office and Parking)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

This Special Use Permit is deemed to be a Project of Regional Significance because it is less than 500 feet from the boundary of unincorporated Clark County.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1) This is a Special Use Permit within 500 feet of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

To date, no comments have been received that would affect this application.

The Planning Commission considers the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) *Zoning Code Compliance*

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.14, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertising (Billboard): Minimum distance separation from "R" zoned property and any other Off-Premises Advertising (Billboard) Sign	300 Feet	No other Off-Premises Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

This proposed Off-Premise Advertising (Billboard) Sign is located approximately 310 feet from the "R" zoned property to the north and in excess of 300 feet from any other Off-Premises Advertising (Billboard) Sign; it therefore complies nominally with Zoning Code standards.

B) *General Analysis and Discussion*

- Zoning

An Off-Premises Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premises Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premises Advertising Sign to 40 feet. The Code also requires Off-Premises Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premises signs. The proposed sign meets these Code requirements with regards to distance separation. However, the support pole of Off-Premises Advertising (Billboard) is proposed in a courtyard area between the two existing on-site buildings. This will detract from the aesthetics of the existing building that

faces Jones Boulevard. Additionally, the billboard sign is located approximately 50 feet from the on-premises sign for the commercial development. Finally, there are no other billboard signs located along this segment of Jones Boulevard. This proposed billboard would add substantial visual clutter in this area of the City, that not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development. If this application is approved, a condition has been added requiring the use be reviewed by the City Council in two years.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and 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."**

Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district, existing on-premise signage is already located along this segment of Jones Boulevard. Approval of this billboard in this context will create an urban landscape that is not harmonious and compatible with the surrounding uses in this area

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

The subject site is located in a commercial area and is adjacent to a major thoroughfare, which is one of the prerequisites to establish its suitability; however, the subject billboard sign is not appropriate along this segment of Jones Boulevard.

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."**

This use does not generate traffic on the proposed site and will not negatively affect the surrounding roadways

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 proposed Off-Premises Advertising (Billboard) Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement

NOTICES MAILED 72 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3479** APN: 163-02-802-004

Name of Property Owner: Robert Newberg - Newberg-Fiarello Der.

Name of Applicant: Lamar Outdoor Advertising

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

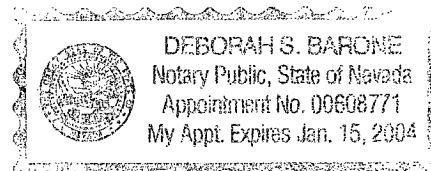
Signature of Property Owner/Authorized Agent: X. J. [Signature]

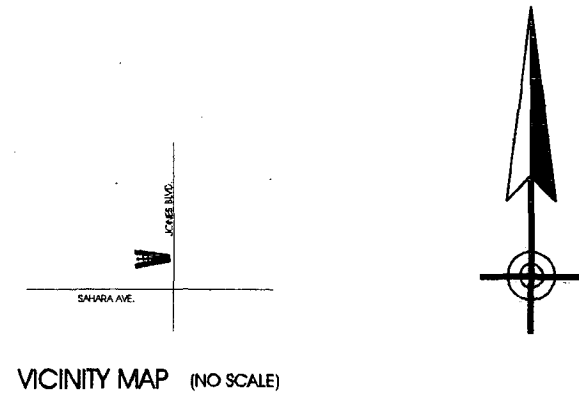
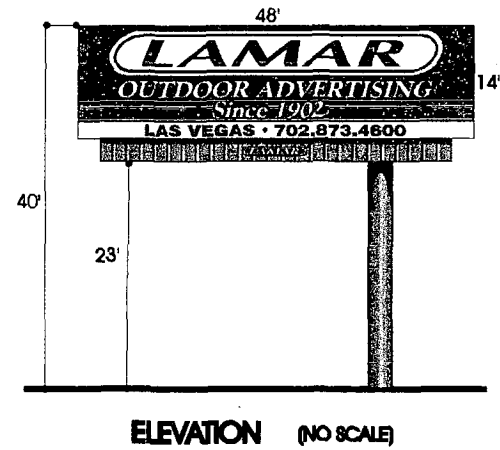
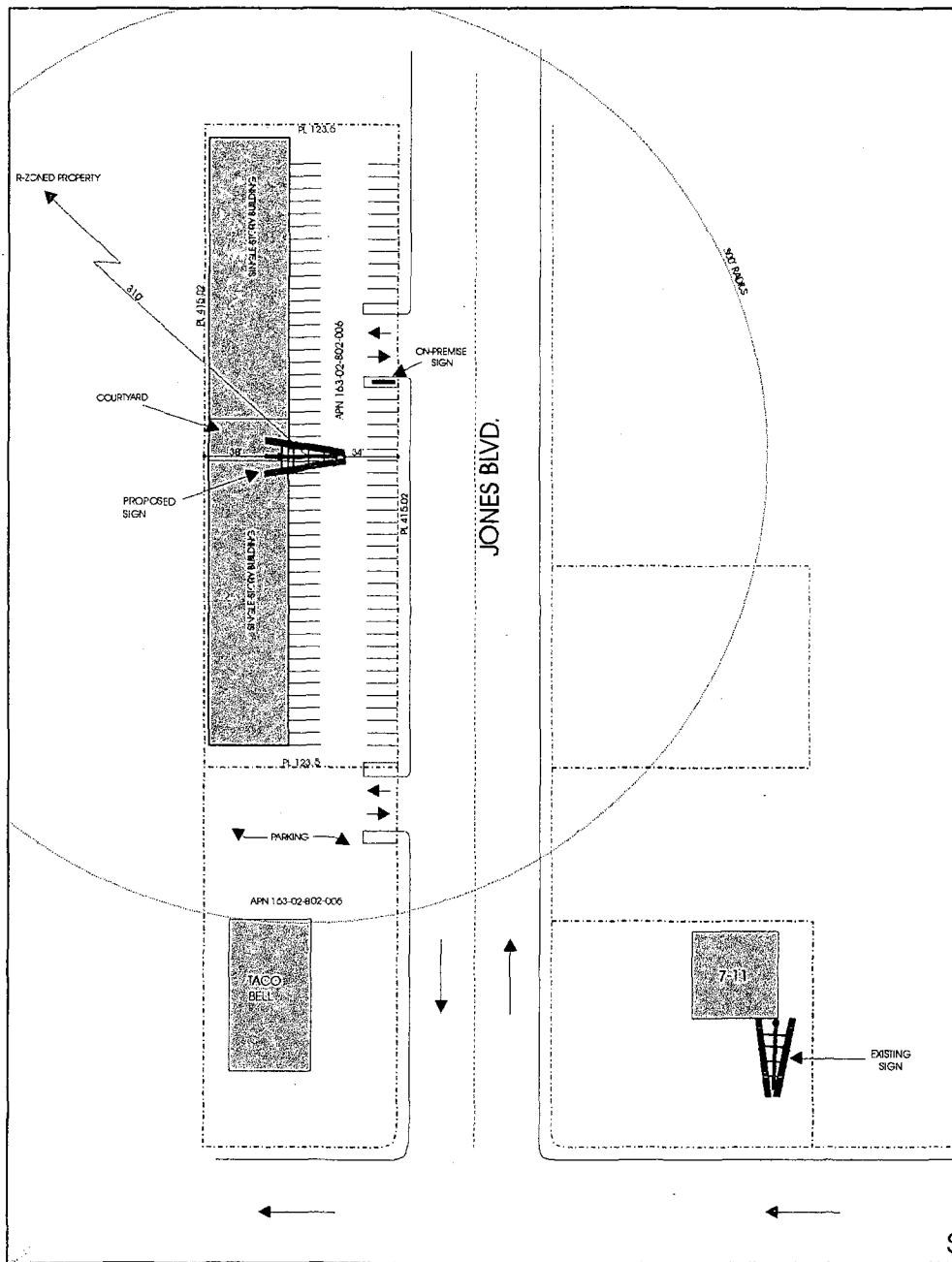
Print Name: Scott Natziger

Subscribed and sworn before me

This 11th day of November, 2003

Lebron L. S. Baume
Notary Public in and for said County and State





DECLARATION

NO OFF-PREMISE SIGN WITHIN 300'
 NOT WITHIN 300' OF RESIDENTIAL PROPERTY LINE
 NOT LOCATED IN EXCLUSIONARY ZONE

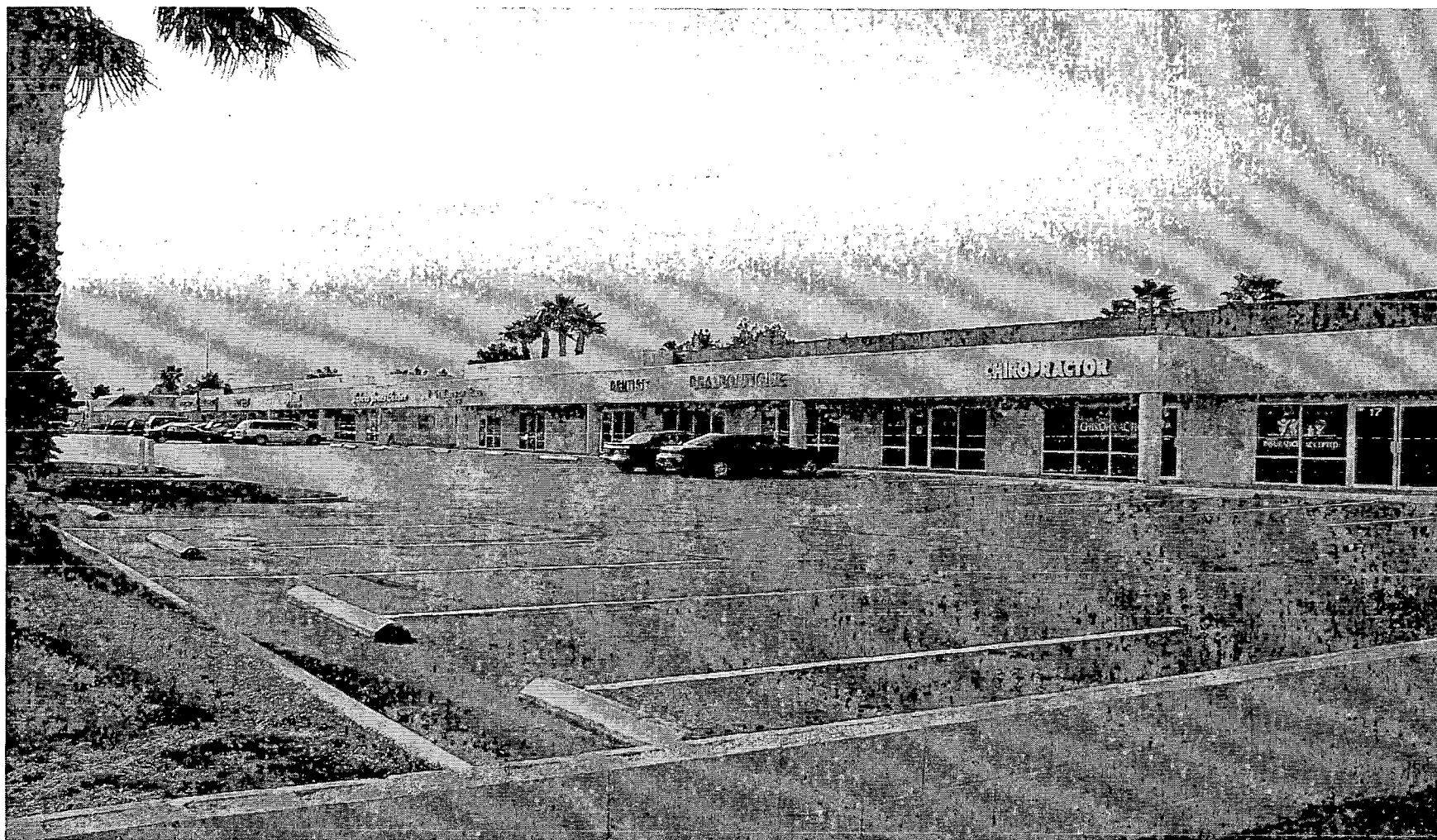
STAFF

SAHARA AVE.

SUP-3479

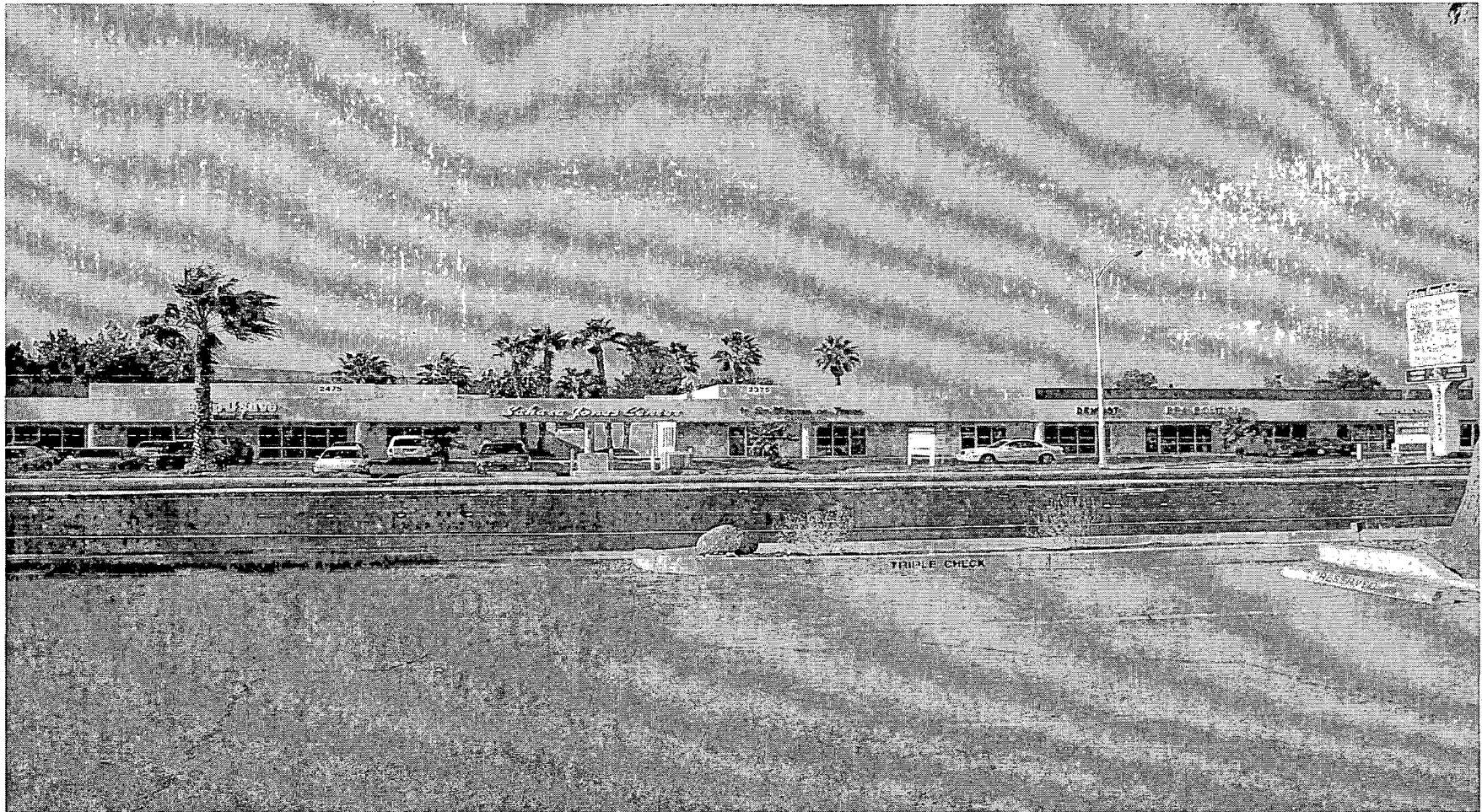
1-22-04 PC

LAMAR OUTDOOR ADVERTISING					
SCALE:	1"=50'	DATE:	09/11/03	DRAWN BY:	S. NAFTZGER
JONES SAHARA SIGN					
APN 163-02-802-006					DRAWING NUMBER:



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



Lamar of Las Vegas

RECEIVED
CITY CLERK

2004 JAN 26 P 3: 27

January 23, 2004

Las Vegas City Clerk
400 E. Stewart Ave.
Las Vegas, NV 89101

Dear Sir or Madam:

Lamar Outdoor Advertising requests an appeal of the denial by the Planning Commission, at their January 23, 2004 meeting, for a special use permit (SUP-3479) for a billboard sign at 2475 S. Jones. We disagree with their conclusions and would like to have this item heard before the City Council.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Naftzger", written over a horizontal line.

Scott Naftzger
Project Coordinator, Lamar Outdoor Advertising



Lamar of Las Vegas

RECEIVED
CITY CLERK

2004 FEB 18 A 8:09

February 17, 2004

Las Vegas City Clerk
400 Stewart Ave.
Las Vegas, NV 89101

Dear Sir or Madam:

Lamar Outdoor Advertising requests that item number SUP-3479, a request for a Special Use Permit for an off-premise sign at 2475 South Jones Blvd. be held until March 3, 2004 City Council meeting. Thank you for your attention in this matter.

Sincerely,

Scott Naftzger
Project Coordinator, Lamar Outdoor Advertising

Submitted after final agenda

Date 2/18/04 Item #93

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI - Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

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

WEEKLY- APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 94 [SUP-3491] and Item 95 [SDR-3496].

ATTORNEY BILL CURRAN, Curran & Parry, 300 South 4th Street, Suite #1201, clarified for MAYOR GOODMAN that he was not representing the neighbors on the Vacation Item 85 [VAC-3433] because as indicated, the neighbors disagreed on how to respond, and he could not represent both sides.

Regarding the subject item, ATTORNEY CURRAN stated that the proposed project is a senior apartment, mixed-use project with retail. The three-story project fronts Decatur Boulevard and is the kind of senior apartment project that will fill a real need in the community.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 94 – SUP-3491

MINUTES – Continued:

He indicated that the project is slightly under-parked and realized that they have to meet parking requirements. However, this will not be problematic when they annex an adjacent parcel they are acquiring into the City. Upon the annexation, they will file an application to join it with this project. Once that is done, there will be excess parking for the overall project.

TODD FARLOW, 240 North 19th Street, asked to see elevations and where the retail would be located. ATTORNEY CURRAN noted that the part facing Decatur Boulevard had been stepped back away from the street, similarly on the rear, to further soften the streetscape.

DENNIS RUSK, Project Architect, pointed out that staff requested dormers be added along the face of the rooflines to break the long continuous roof. Stone veneer will be put around the retail with stucco above. They will blend together as one cohesive building. Staff also asked that the parking be behind the retail.

TOM McGOWAN, Las Vegas resident, stated that the dormer is an attractive aesthetic feature and asked the height of the property. MR. RUSK responded that four stories would be permitted, but only three stories will be built or 39 feet. He further stated that the commercial portion of the property is in front of the building. ATTORNEY CURRAN added that there is a combination of commercial and multi-family.

COUNCILMAN WEEKLY verified with MARGO WHEELER, Deputy Director of Planning and Development Department, that the parking is sufficient. She further noted that the original notice included a waiver of the perimeter landscaping requirements, but the subject project does not require that waiver. They meet all of the perimeter landscaping requirements.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 94 [SUP-3491] and Item 95 [SDR-3496].

NOTE: All discussion for Item 94 and Item 95 was held under Item 94.

(2:45 – 2:54)

4-53

CONDITONS:

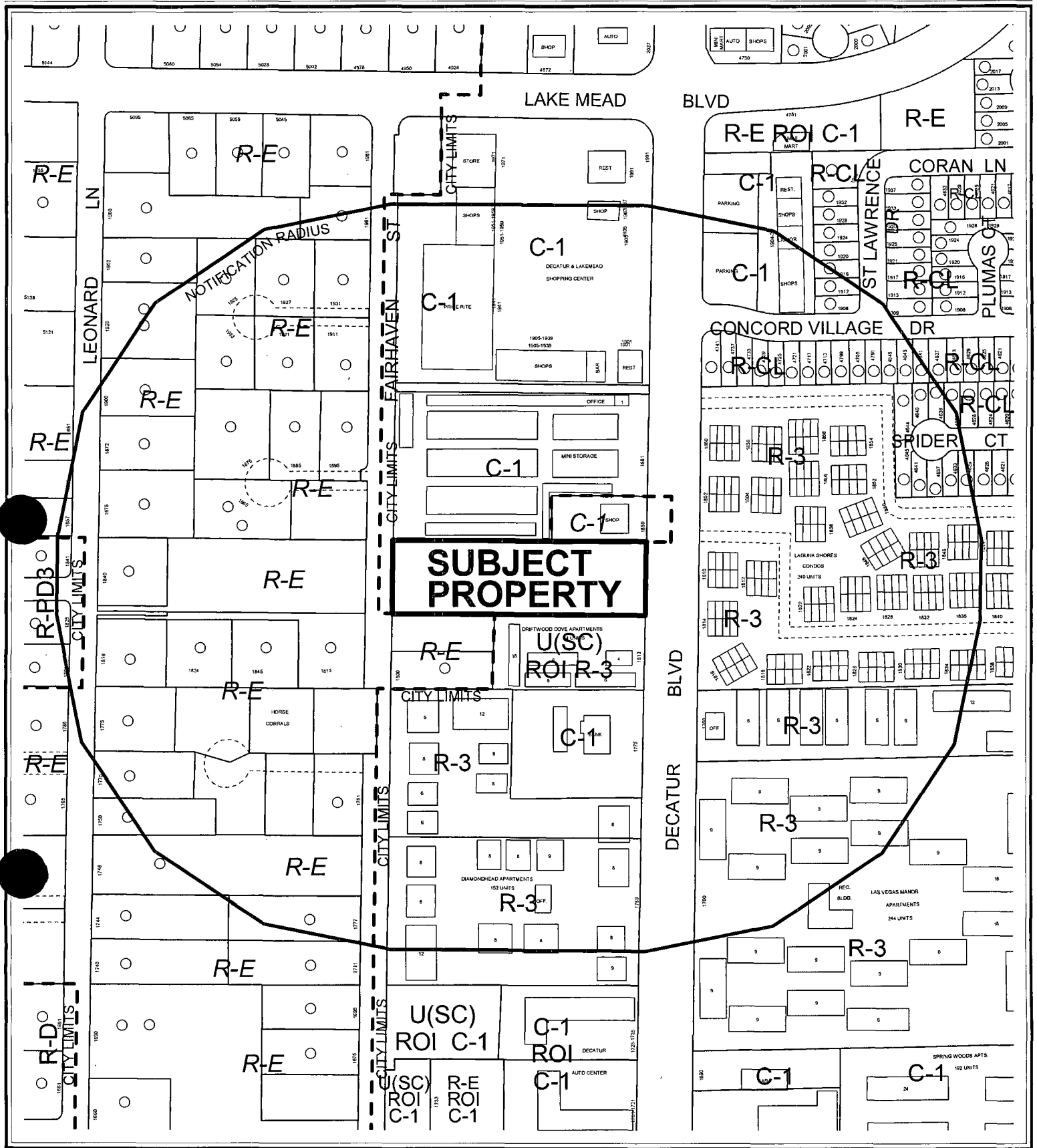
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 94 – SUP-3491

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.



CASE: SUP-3491

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

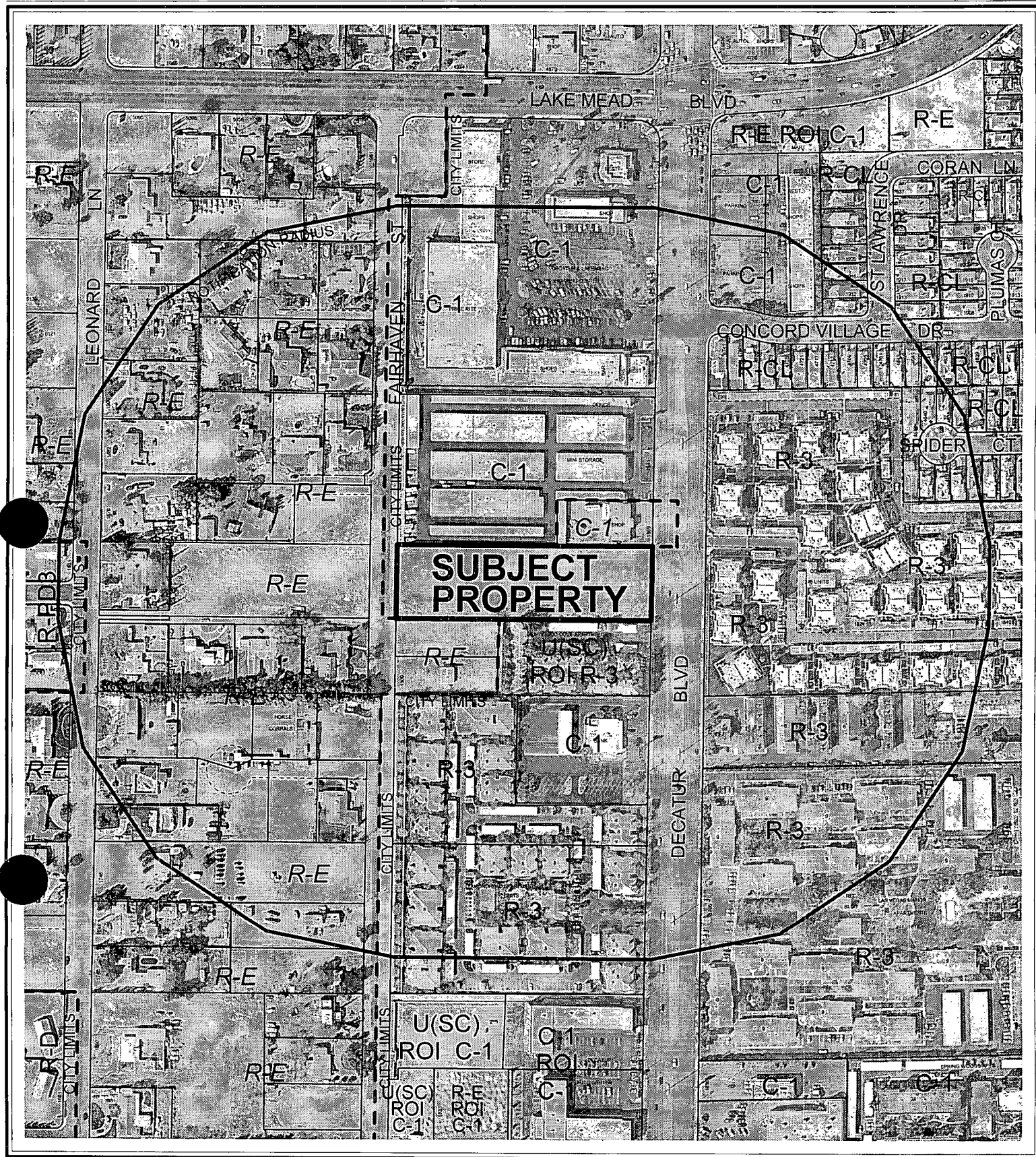
U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



94





CASE: SUP-3491

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
 UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This is a request for a Special Use Permit for a 150 unit senior apartment complex on 2.16 acre parcel zoned C-2 (General Commercial) located on the west side of Decatur Boulevard, between Vegas Drive and Lake Mead Boulevard. A waiver is requested to allow 20 of the 150 units to be on the ground floor. A companion Site Development Plan Review (SDR-3496) has been filed for the property and will be considered concurrently.

B) *Applicant's Justification*

The applicant has justified the request by stating that the building consists of three stories, with two stories over the ground floor parking, with approximately 6,000 square feet of commercial space on Decatur Boulevard to support the tenants and neighborhood.

BACKGROUND INFORMATION

A) *Previous Actions*

- 12/06/97 The City Council approved a rezoning (Z-0050-97) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended approval of a related Site Development Plan Review (SDR-3496).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #91/kcw).

B) *Pre-Application Meeting*

- 11/20/03 The following was discussed:
- a) The application will depend the approval of the Mixed Use Ordinance.
 - b) Commercial standard requires the building to the street.
 - c) Residential adjacency would apply to the uses across the street but not to the south.
 - d) The senior housing ordinance doesn't allow residential on the first floor but on the second floor and above. Otherwise would require a waiver.
 - e) Parking for senior housing is .75 spaces per unit. Commercial is calculated separately.
 - f) 15-foot landscape buffer along Fairhaven; an 8-foot buffer along the sides.
 - g) A PRS report required because of adjacency to Clark County

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.16

B) *Existing Land Use*

Subject Property: Vacant
North: Commercial/ Warehousing
South: Vacant/ Multi-family
East: Multi-family
West: Vacant

C) *Planned Land Use*

Subject Property: G-C (General Commercial)
North: G-C (General Commercial), C-1 (Limited Commercial)
South: G-C (General Commercial), C-1 (Limited Commercial)
East: R (Rural Density Residential)
West: M (Medium Density Residential)

D) *Zoning*

Subject Property: C-2 (General Commercial)
North: C-1 (Limited Commercial)
South: R-E (Residence Estates), U (Undeveloped) [SC (Service Commercial)
Land Use Designation]
East: North Las Vegas
West: R-E (Residence Estates)

E) *General Plan Compliance*

Southwest General Plan

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Downtown Centennial Plan		X
Redevelopment Plan Area		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500'

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

- 1) Metro has notified Planning that there are no Law Enforcement issues that pertain to the proposal.
- 2) No other agency responses have been received by staff.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Factor	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Commercial	5497 SF.	1/175 GFA	31.4			
Residential	150 Units	.75 (Num Of Units)	112.5			
Total			143.9			
			139	5	133	5

The proposal fails to meet the requirements for parking. It is recommended the building be redesigned so the number of parking spaces required are provided.

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Senior Citizen Apartment Development over three stories in height.	The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.	Y
Senior Citizen Apartment Development over three stories in height.	Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.	Y
Senior Citizen Apartment Development over three stories in height.	The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor.	N
Senior Citizen Apartment Development over three stories in height.	The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.	Y
Senior Citizen Apartment Development over three stories in height.	The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.	Y
Senior Citizen Apartment Development over three stories in height.	For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 district shall be met.	Y

The proposed development does not conform to the minimum standards contained in Title 19.04 for Senior Citizen Apartment Development over three stories in height. This proposal includes residential units on the ground floor. Therefore a waiver of the no residences on the ground floor condition is also part of this application.

B) General Analysis and Discussion

- Zoning

Commercial uses are permitted by right in the C-1 (Limited Commercial) district. Residential uses are also permitted in C-1 (Limited Commercial) districts upon approval of a Special Use Permit. The project complies with all other zoning requirements relative to this request.

- Use

The commercial uses will be located at the ground floor, and will have direct frontage on Decatur Boulevard. The residential uses will be located on floors 1 through 3, and will have a separate lobby on the ground floor with access from the east side of the residential portion of the building.

- Conditions

The conditions for approval for a Senior Citizen Apartment are:

- i. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
- ii. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
- iii. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor.
- iv. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
- v. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
- vi. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 district shall be met.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and 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."**

The commercial use will be appropriate for its location on Decatur Boulevard. The proposed residential use is similar to other residential developments in the area, and as designed will be harmonious with surrounding land uses.

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

The subject site is an urban infill site, and is appropriate to support the commercial square footage and number of units proposed.

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."**

Decatur Boulevard will provide the principal vehicular access to the parking associated with the structure, and have sufficient capacity to serve the additional traffic that will be generated by the development.

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."**

Approval of the Special Use Permit is consistent with the goals and objectives of the General Plan in providing high-quality housing where master planned.

NOTICES MAILED 89 by City Clerk

APPROVALS 0

PROTESTS 0

12-06-2003 9:38AM

FROM

TIE 3

(702) 895-1171

P. 1

Dec 05 03 04:16p

Dennis Rusk



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3491** APN: 138-24-703-006

Names of Property Owner: GUNAY SIRIHAN

Names of Applicant: _____

1
2

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

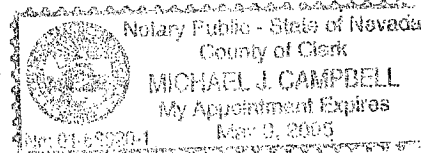
Signature of Property Owner/Authorized Agent: Dan Zarlin

Print Name: DAN ZARLIN

Subscribed and sworn before me

This 8 day of December, 2003

[Signature]
Notary Public in and for said County and State



Dec 05 03 04:16p

Dennis Rusk

(702) 85 0171

P. 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3491** APN: 138-24-203-006 2/2
Name of Property Owner: RAZIA ISANI
Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

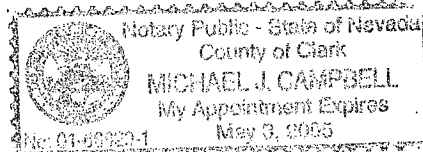
Signature of Property Owner/Authorized Agent: Dan Zarling

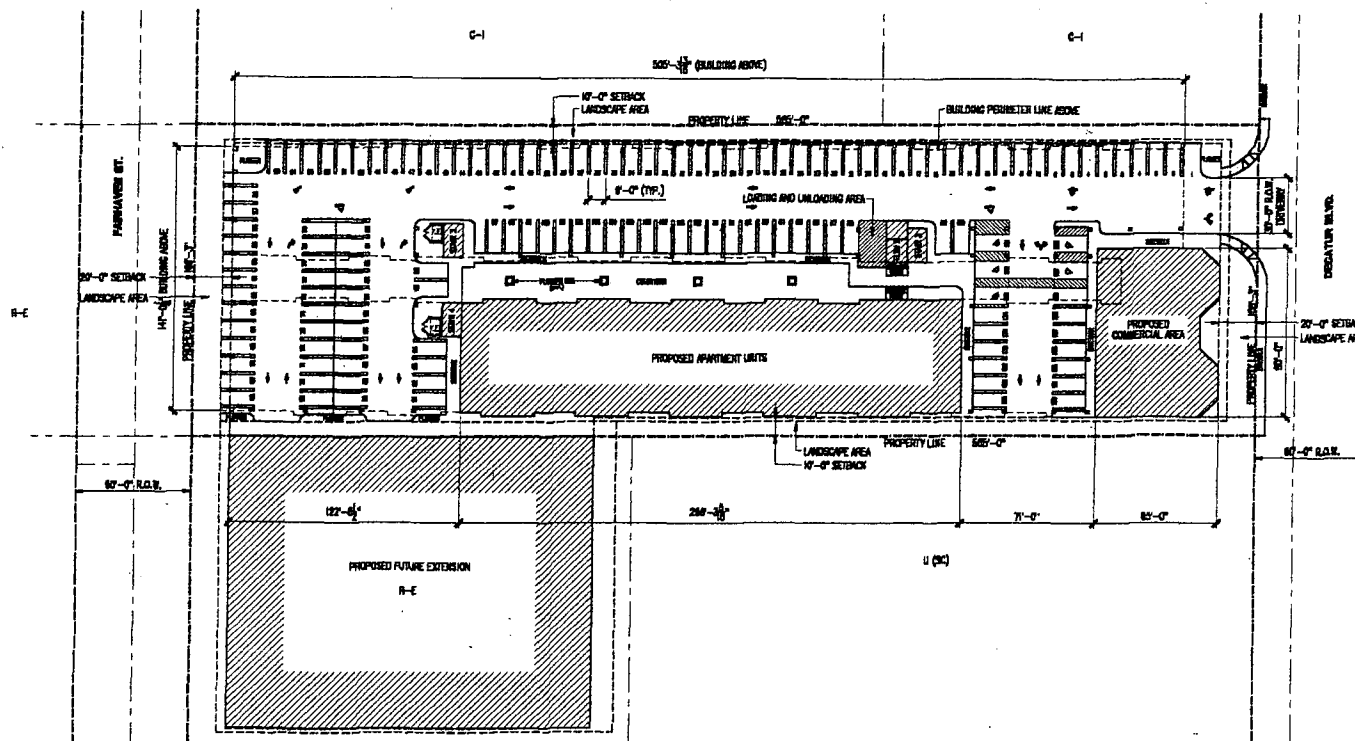
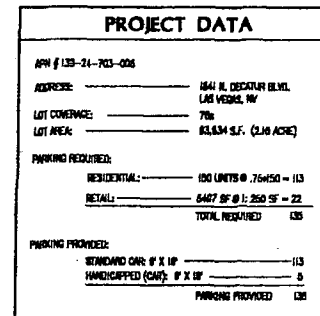
Print Name: DAN ZARLING

Subscribed and sworn before me

This 8 day of December, 2003

[Signature]
Notary Public in and for said County and State

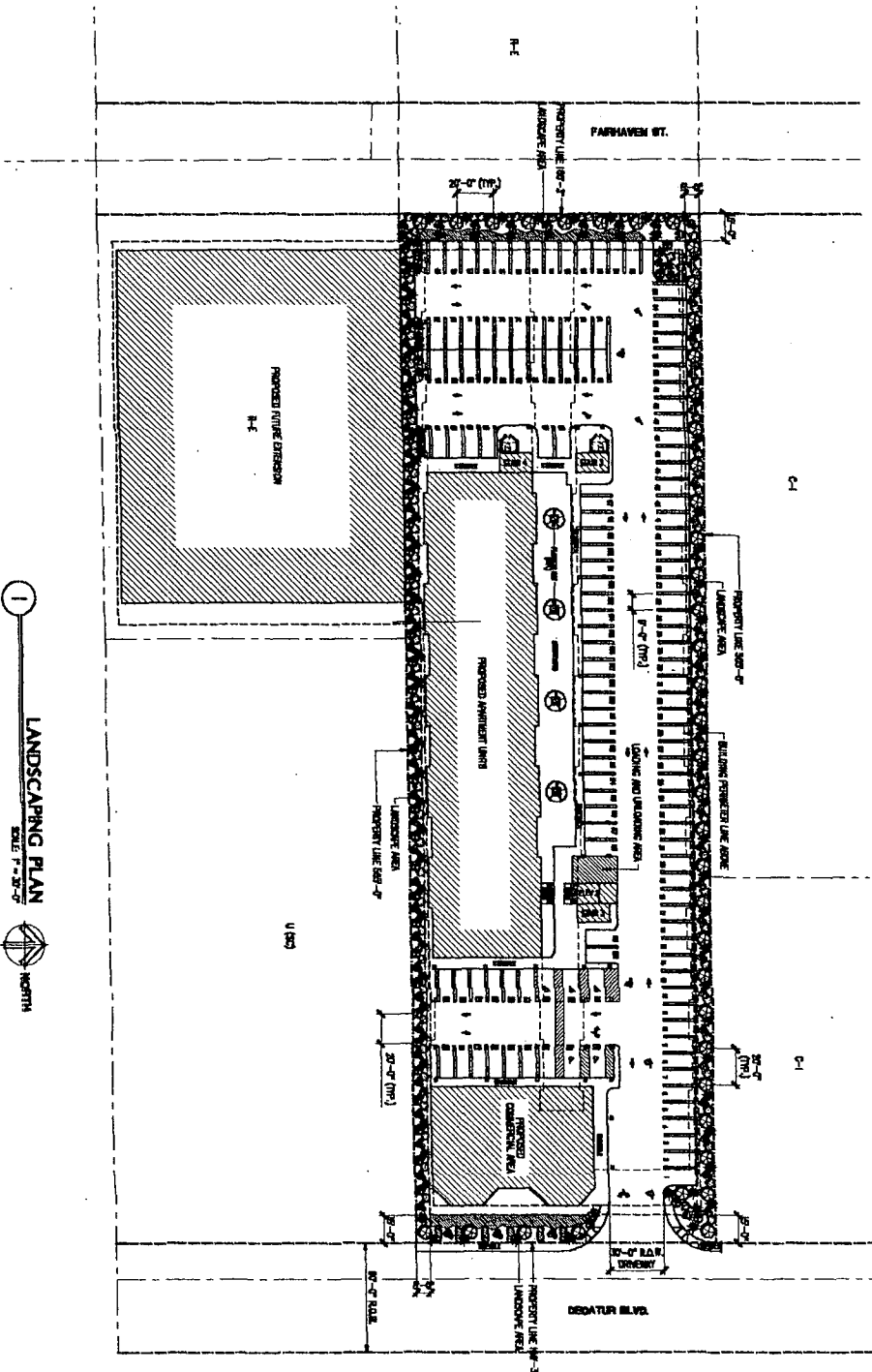




SUP-3491
1-22-04 PC

Date: 9-5-08
Project No.: 0801
Drawn By: JEL/POB
Checked By: JEL/POB
Sheet No: 10
SP10

LANDSCAPE LEGEND									
SYMBOL	NO.	COMMON NAME	COMMON NAME	USE	FILL CODE	DESCRIPTION			
	4'	PALM	ALBERTA PALM	EVERGREEN TREE	LAND COVER 4'	34" DIA. STD. THUNK	0	LYCOPHYLLUM	TRUNK BRANCH
	30'	PALM	MONTEZUMA PALM	EVERGREEN TREE	LAND COVER 30'-42'	34" DIA. STD. THUNK	30'	BRANCHES	EVERGREEN BRANCH
	0	GROUND	GROUND COVER	GROUND COVER			70'	SPRINKLED	GROUND COVERING
	1'	EVERGREEN SHRUB	EVERGREEN SHRUB	EVERGREEN SHRUB					EVERGREEN SHRUB
	3'	EVERGREEN SHRUB	EVERGREEN SHRUB	EVERGREEN SHRUB					EVERGREEN SHRUB
	5'	EVERGREEN SHRUB	EVERGREEN SHRUB	EVERGREEN SHRUB					EVERGREEN SHRUB

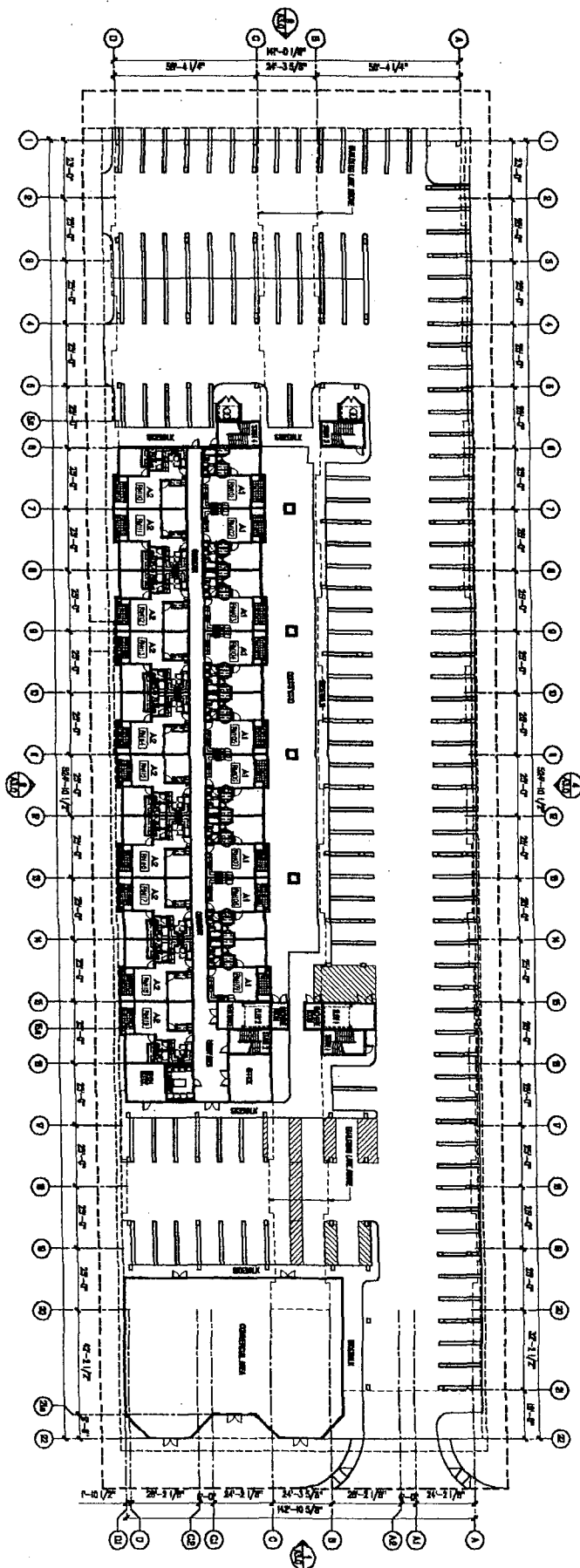


SUP-3491
1-22-04 PC

LANDSCAPING PLAN
SCALE: 1" = 20'-0"
NORTH

LANDSCAPING PLAN
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

DENNIS E. RUCK
ARCHITECT, LLC



1841 N. DECATUR BLVD.
LAS VEGAS, NV



DENNIS E. RUSK
ARCHITECT, LLC

Revisions:

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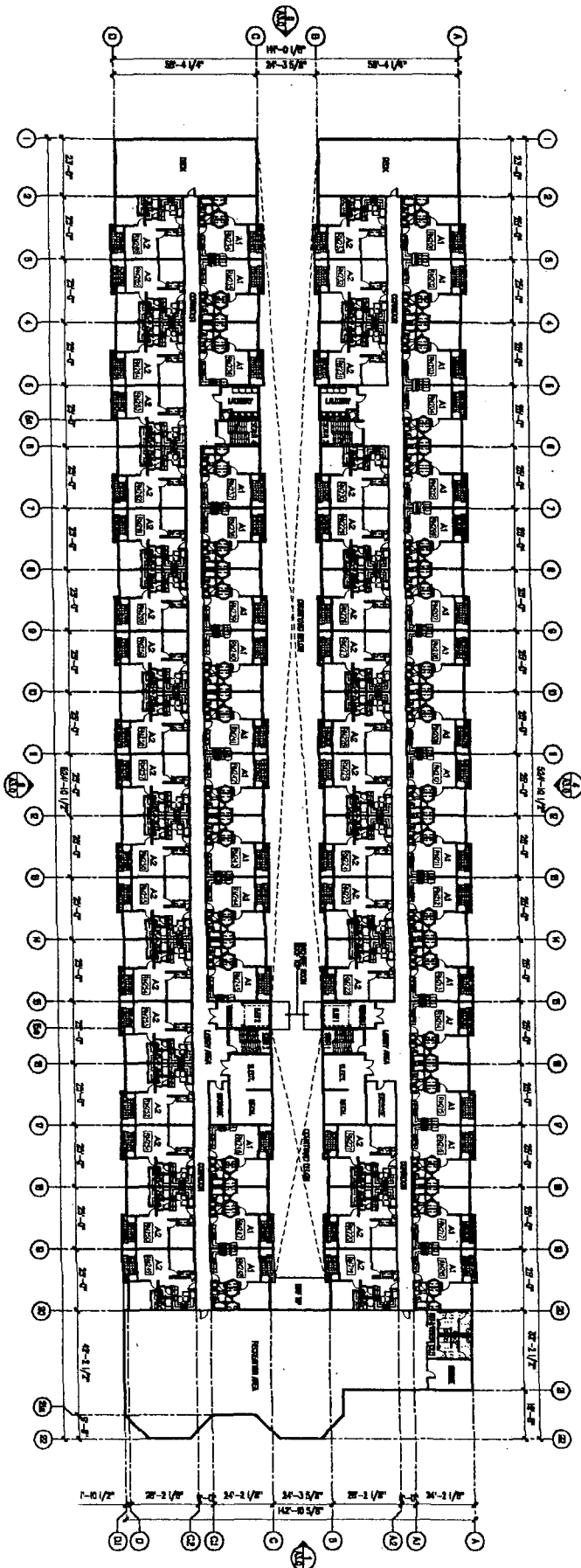
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THREE AGREEMENTS ARE NECESSARY FOR THE CLOSING OF A PLANNING AND INVESTMENT PLAN. THE FIRST AGREEMENT IS THE COMMON LAW CONTRACT AND OVERSIGHT AGREEMENT TO THOSE PLANS. THE SECOND AGREEMENT IS THE OVERSIGHT AGREEMENT OR COPIED IN THE FORM OF AN INVESTMENT AGREEMENT, NOT A PLAN. THE THIRD AGREEMENT IS THE OVERSIGHT AGREEMENT OR COPIED IN THE FORM OF AN INVESTMENT AGREEMENT, NOT A PLAN. THE THIRD AGREEMENT IS THE OVERSIGHT AGREEMENT OR COPIED IN THE FORM OF AN INVESTMENT AGREEMENT, NOT A PLAN.





SUP-3491
1-22-04 PC



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

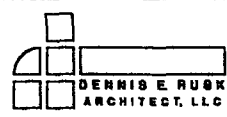
DECATUR SENIOR HOUSING

841 N. DECATUR BLVD.
LAS VEGAS, NV

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF DENNIS E. RUSK ARCHITECT, LLC. NO PART OF THIS PLAN OR INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENNIS E. RUSK ARCHITECT, LLC.

Revisions:
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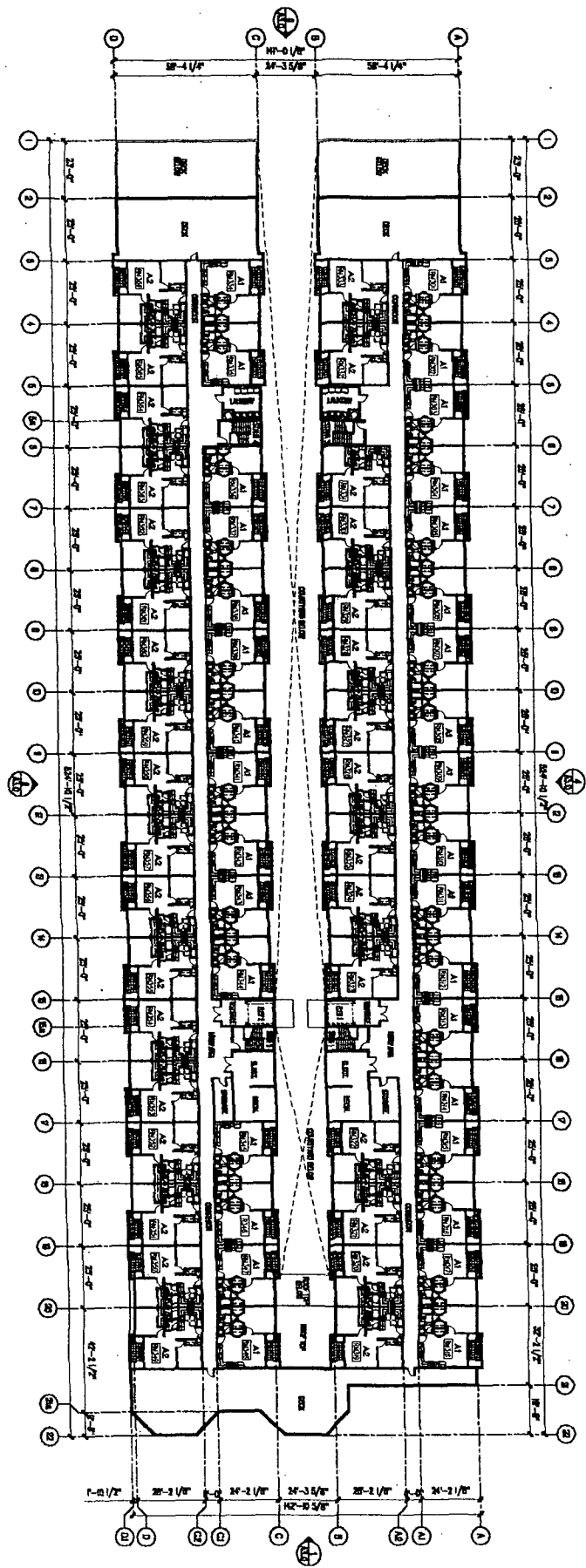
Project No.
 1-22-04 PC
 Date
 11/10/11
 Drawn By
 A190a
 Checked By
 A190a
 Approved By
 A190a



DENNIS E. RUSK
ARCHITECT, LLC

SUP-3491

1-22-04 PC



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

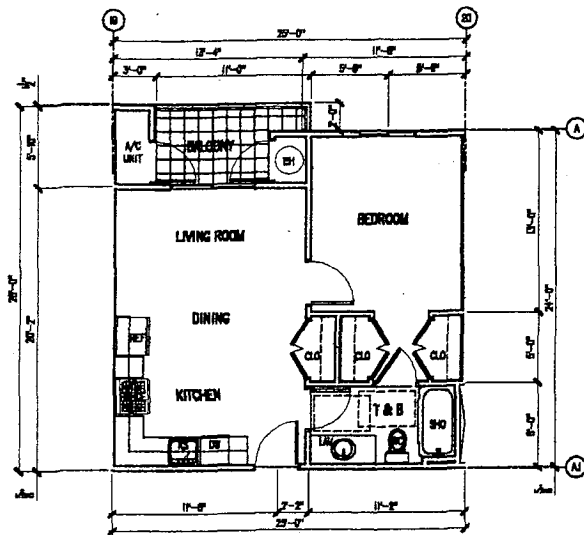
SUP-3491
1-22-04 PC

10b

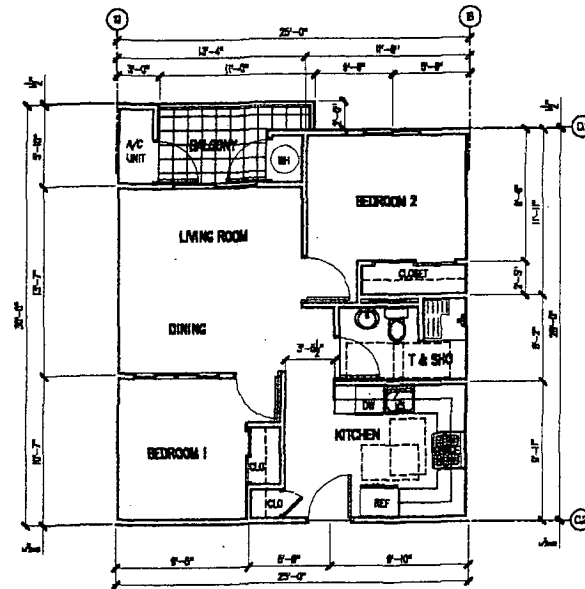
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THIRD FLOOR PLAN
 DECATUR SENIOR HOUSING
 1841 N. DECATUR BLVD.
 LAS VEGAS, NV

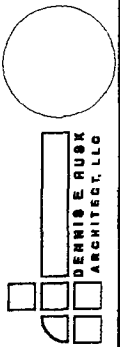
DERNIB E. RUSK
 ARCHITECT, LLC



1 ENLARGED FLOOR PLAN - TYPE A1
SCALE 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - TYPE A2
SCALE 1/4" = 1'-0"



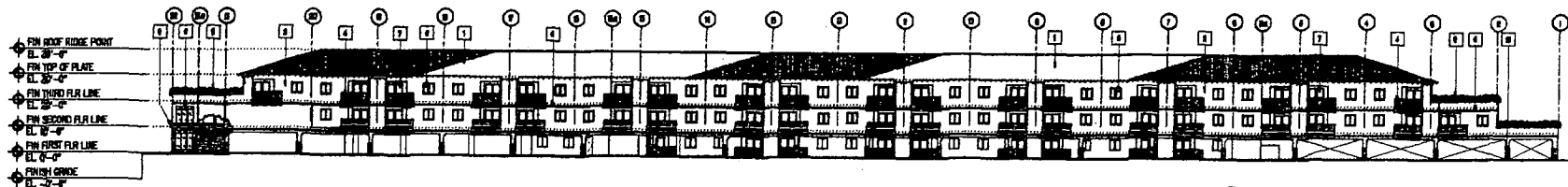
ENLARGED FLOOR PLAN - TYPE A1 & A2
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

REVISIONS
1. 11-11-04
2. 11-11-04
3. 11-11-04
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10. 11-11-04

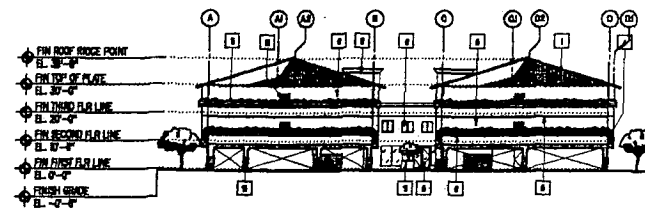


DATE: 11-11-04
PROJECT: DECATUR SENIOR HOUSING
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
A2.0

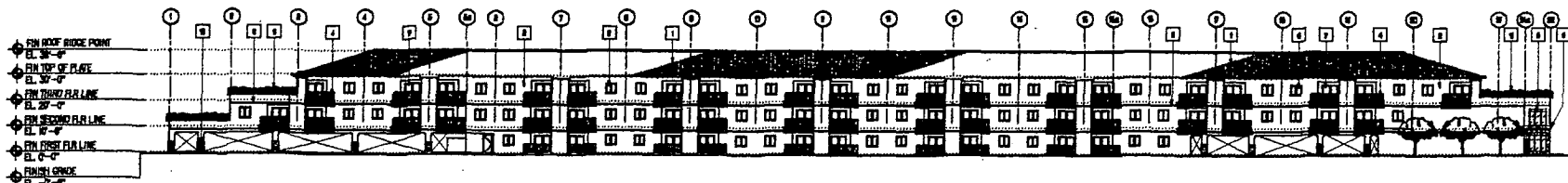
SUP-3491
1-22-04 PC



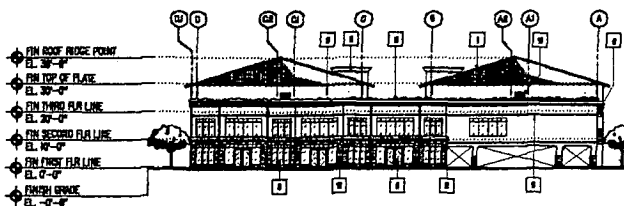
4 NORTH ELEVATION
SCALE 1/8"=1'-0"



3 WEST ELEVATION
SCALE 1/8"=1'-0"



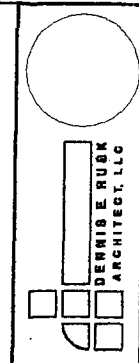
2 SOUTH ELEVATION
SCALE 1/8"=1'-0"



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

KEYED NOTES: (ELEVATION)

- | | |
|--------------------------------------|--|
| 1 CONCRETE ROOF TILES | 7 SLIDING GLASS DOOR WITH ALUMINUM FRAME |
| 2 7/8" THK STUCCO FINISH | 8 METAL DOOR WITH STEEL FRAME |
| 3 CORNICE | 9 REVEAL LINE WITH FINISH STUCCO |
| 4 RAILING | 10 LEAD STONES |
| 5 STORE FRONT W/ ALUMINUM FRAME | 11 PLANTERS |
| 6 SLIDING WINDOW WITH ALUMINUM FRAME | |

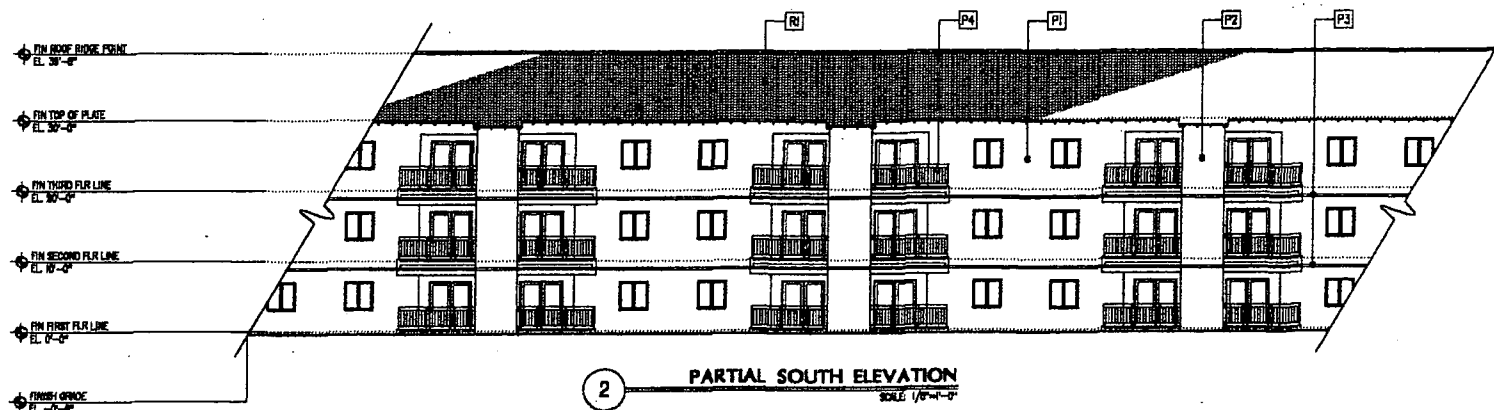


BUILDING ELEVATIONS
DECATUR SENIOR HOUSING
841 N. DECATUR BLVD.
LAS VEGAS, NV

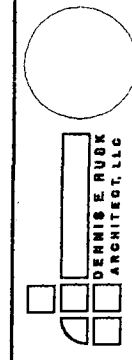
DATE: 01-22-04
PROJECT NO.: 3491
DRAWN BY: JLR
CHECKED BY: JLR
SCALE: 1/8"=1'-0"

ASO

SUP-3491
01-22-04 PC



PAINT, FINISH AND MATERIAL SCHEDULE									
SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE	SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
R1	ROOF TILE	ST. THOMAS MOA TILE	8308		P3	EXTERIOR PAINT	SEVILLE GRANITE	7007	
P1	EXTERIOR PAINT	ZAFRA	7002		P4	DOOR & WINDOW FRAME, HUELED	WALDER	30	
P2	EXTERIOR PAINT	ANTIQUE GOLD	7018		CS	EXTERIOR WALL CULTURED STONE	CULTURED STONE	PLATINUM COUNTRY LEDGESTONE	



COLOR + MATERIAL BOARD
DECATUR SENIOR HOUSING
 1841 N. DECATUR BLVD.
 LAS VEGAS, NV

NOT TO SCALE
 THIS BOARD IS A SUMMARY OF THE PROJECT'S COLOR AND MATERIALS. IT IS NOT A CONTRACT DOCUMENT. THE FINAL DECISION ON COLOR AND MATERIALS SHALL BE MADE BY THE ARCHITECT AND THE OWNER. THE BOARD IS FOR INFORMATIONAL PURPOSES ONLY.



Rev: 01/01/04
 Project No.:
 Drawn By:
 Check By:
 Date:
 Sheet No.:
A.O.

SUP-3491
1-22-04 PC



SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3491 - PUBLIC HEARING - **SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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:

WEEKLY- APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 94 [SUP-3491] for all related discussion.

(2:45 – 2:54)

4-53

CONDITONS:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

CONDITIONS – Continued:

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

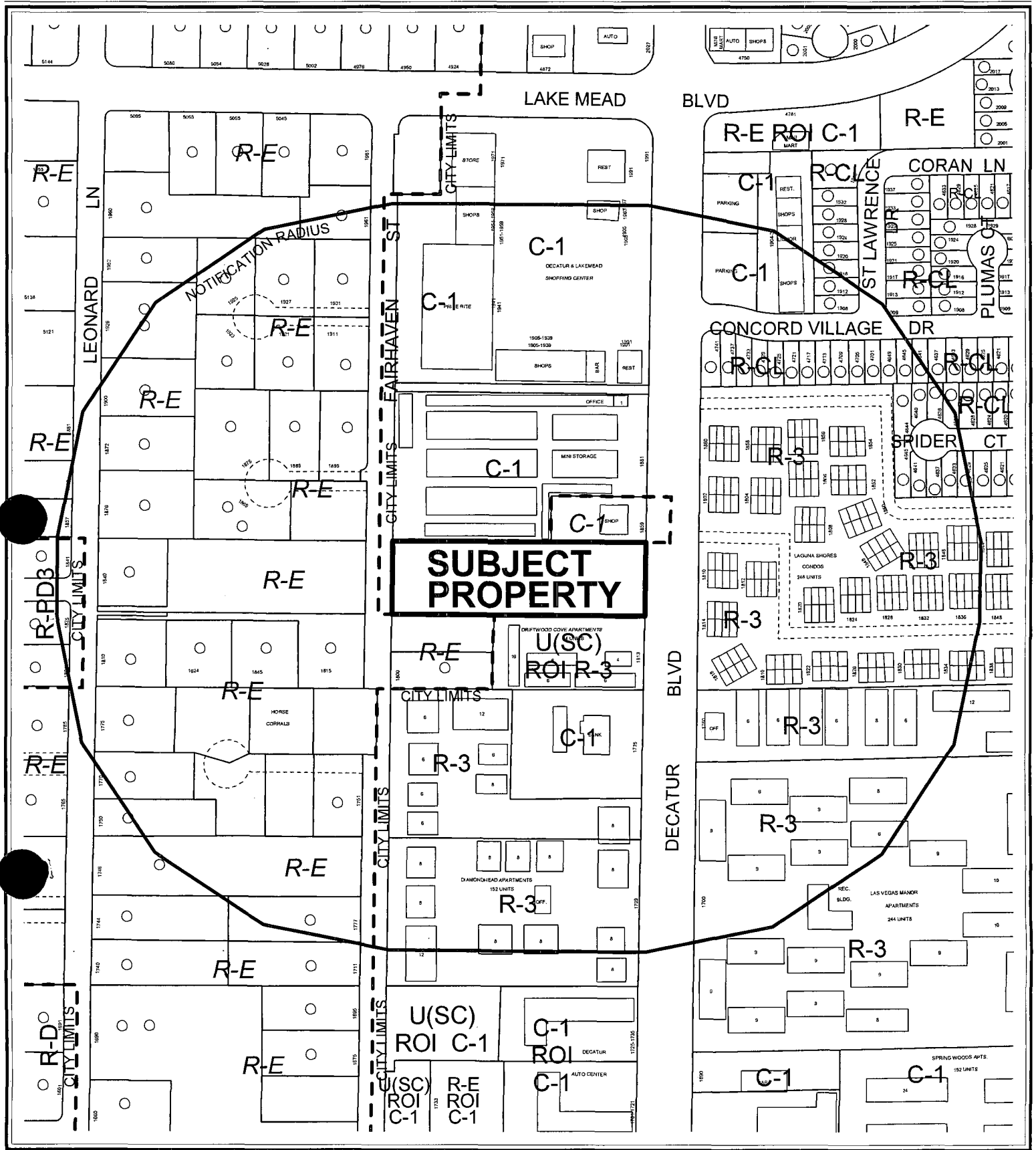
CONDITIONS – Continued:

13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
14. 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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, if allowed by the City Engineer.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

CONDITIONS – Continued:

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.



CASE: SDR-3496

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



95



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

10. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
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will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a 150-unit senior residential development with 5,497 square feet of retail space on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 840 feet south of Lake Mead Boulevard. A companion Special Use Permit (SUP-3491) has been filed in conjunction with this site plan review.

B) Applicant's Justification

The applicant has justified the request by stating that the building consists of three stories, with two stories over the ground floor parking, with approximately 6,000 square feet of commercial space on Decatur Boulevard to support the tenants and neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

The City Council approved annexation A-0012-96(A). Planning Commission recommended approval.

12/0/6/97 The City Council approved a rezoning (Z-0050-97) that rezoned the site from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). Planning Commission and Staff recommended approval.

01/22/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-3491).

01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #92/kcw).

B) Pre-Application Meeting

11/20/03 The following was discussed:

- a) The application will depend the approval of the Mixed Use Ordinance.
- b) Commercial standard requires the building to the street.
- c) Residential adjacency would apply to the uses across the street but not to the south.
- d) The senior housing ordinance doesn't allow residential on the first floor but on the second floor and above. Otherwise would require a waiver.

- e) Parking for senior housing is 1/75. Commercial is calculated separately.
- f) 15-foot landscape buffer along Fairhaven; an 8-foot buffer along the sides.
- g) A PRS report required because of adjacency to Clark County.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.16

B) *Existing Land Use*

Subject Property: Vacant
North: Commercial/ Warehousing
South: Vacant/ Multi-family
East: Multi-family
West: Vacant

C) *Planned Land Use*

Subject Property: G-C (General Commercial)
North: G-C (General Commercial), C-1 (Limited Commercial)
South: G-C (General Commercial), C-1 (Limited Commercial)
East: R (Rural Density Residential)
West: M (Medium Density Residential)

D) *Zoning*

Subject Property: C-2 (General Commercial)
North: C-1 (Limited Commercial)
South: R-E (Residence Estates), U (Undeveloped) [SC (Service Commercial)
Land Use Designation]
East: North Las Vegas
West: R-E (Residence Estates)

E) *General Plan Compliance*

- Southwest General Plan

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Downtown Centennial Plan		X
Redevelopment Plan Area		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

PROJECT DESCRIPTION

The proposed structure will include 150 residential units and approximately 5,497 square feet of ground-floor commercial space, with 138 parking spaces located within the building on the first floor. The structure will be three stories and 39 feet in height, with commercial space, 20 residential units and the residential lobby on the ground floor. The uppermost floors of the building will step back in order to give variety to the massing of the building. Stucco will be used for the façade of the building, and stone will cover the first floor wall facing Decatur Boulevard. The project will include the addition of streetscape plantings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A		Y
Min. Lot Width	100 Feet	166 feet	Y
Min. Setbacks			
• Front	20 Feet	20 feet	Y
• Side	10 Feet	10 feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	20 feet	Y
Max. Lot Coverage	50 %	76 %	N
Max. Building Height	None	3 Stories / 39 Feet	Y
Trash Enclosure	Roofed and Gated	Not Shown	N
Loading Zone		Shown	Y
Mech. Equipment		Screened	Y
Other ...			

The proposal meets the requirement of Title 19 Commercial standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) The proposal meets the Proximity slope requirement.
- b) The proposal meets the Building setback requirement.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Factor	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Commercial	5497 SF.	1/175 GFA	31.4			
Residential	150 Units	.75 (Num Of Units)	112.5			
Total			143.9			
			139	5	133	5

The proposal fails to meet the requirements for parking. It is recommended the commercial building be redesigned so the number of parking spaces required will match the number of spaces provided.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A Parking Terrace	N/A	Y
Buffer:			77
• Min. Trees	1 Tree/20, 1 Tree/30	61 Trees	
• Min. Zone Width	8 Feet		8 feet
• Wall height	8 Feet		Not Shown

The proposal exceeds the requirements for landscaping buffers.

B) General Analysis and Discussion

- Zoning

Commercial uses are permitted by right in the C-1 (Limited Commercial) district Residential uses are also permitted in C-1 districts upon approval of a Special Use Permit. The project complies with all other zoning requirements relative to this request.

- Site Plan

The building fronts on Decatur Boulevard, with ground-floor commercial space moved up to the front setback of 15 feet. The 15 feet of setback space is filled with landscaping beginning from behind the sidewalk up to the building. A ten-foot setback has been provided at the south and north sides of the structure in order to conform to Building Code requirements, and to provide an 8-foot landscaped buffer area between the building and the property line. All parking spaces for the development are located within the building, with the entrance for the parking located directly off Decatur Boulevard.

- Waivers

No waivers are part of this application.

- Landscape Plan

The proposal exceeds the perimeter landscaping requirements of Title 19. The applicant proposes to plant 16 trees more than required.

- Elevation

The proposed elevations for the building show that it is a long three story structure with the ends of the building stepped down to single story at the west end and two story at the east. The west end is stepped down to a single story to minimize the height of the building near the low density residential to the west. The east end is stepped to two stories at the east end to accent the commercial end of the building.

To further enhance the commercial end a stone veneer is planned from grade up to the height of the top of the first floor. The commercial end of the building screens the parking under the building and the perimeter wall and landscaping will screen the other three side of the parking area under the building. The walls will be stucco where not covered in stone and the roof will be tiled.

- Floor Plan

The floor plans show typical multi-family design used in similar developments.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The commercial element of the project is compatible with the other uses on Decatur Boulevard, and the residential units will assist in meeting the growing demand for housing in the area. The structure will be taller than other existing buildings in the area, but its height is appropriate for an urban area, and sufficient care has been exercised in the design of the façade elements and the massing of the building.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed structure is in conformance with the General Plan, Title 19, and other standards and policies.

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

The traffic of the proposed development will not negatively affect the capacity of Decatur Boulevard.

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

The proposed exterior materials are appropriate for the urban area, and the proposed streetscape treatments will enhance the pedestrian environment.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The design of the structure will be a welcome addition to the Decatur Boulevard streetscape, and will be harmonious and compatible with proposed development in the area.

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

Adequate measures have been taken to secure and protect the public health, safety and general welfare.

NOTICES MAILED 83 by Planning Department

APPROVALS 0

PROTESTS 0

Dec 05 03 04:16p

Dennis Rusk

(702)891-1171

P.1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3496** APN: 138-24-703-006

Name of Property Owner: GUNAY SIRIHAN

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

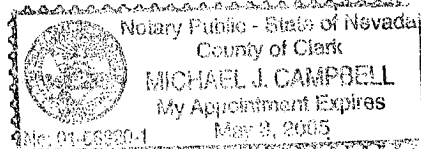
APN: _____

Signature of Property Owner/Authorized Agent: Dan Zarlin

Print Name: DAN ZARLIN

Subscribed and sworn before me

This 8 day of December, 2003
[Signature]
Notary Public in and for said County and State



Dec 05 03 04:16p

Denn. Rusk

(702) 81 0171

P.1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3496** APN: 138-24-703-006Name of Property Owner: RAZIA ISANI

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

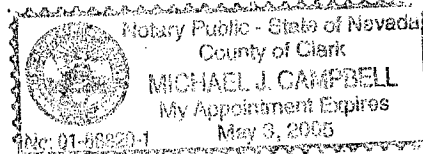
City Official: _____

Partner(s): _____

APN: _____

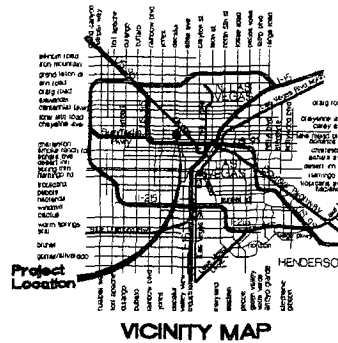
Signature of Property Owner/Authorized Agent: Dan EarlingPrint Name: DAN EARLING

Subscribed and sworn before me

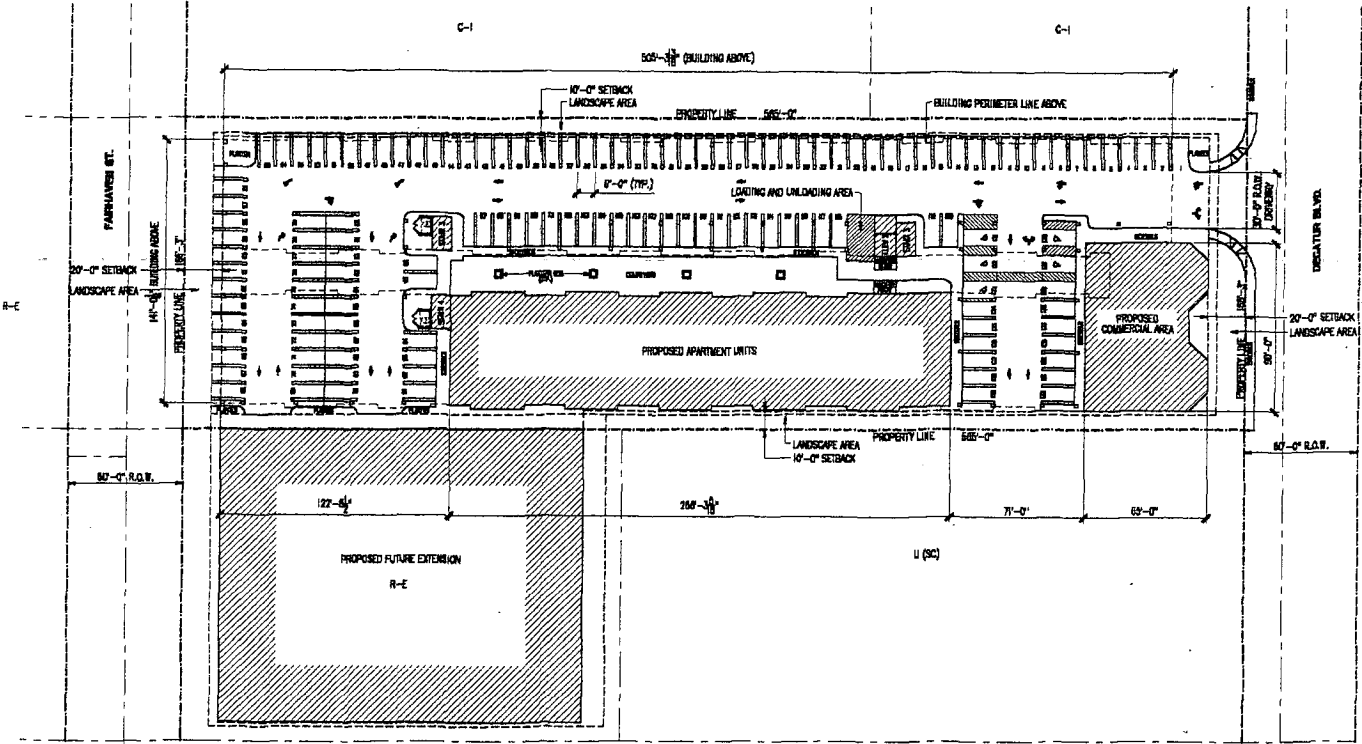
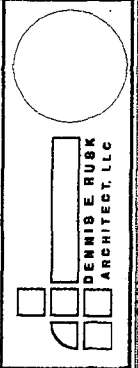
This 8 day of December, 2003Michael J. Campbell
Notary Public in and for said County and State

Revised 2/12/02

C:\dnp\Appl\appt\Packet\Statement of Financial Interest.doc



PROJECT DATA	
APN # 138-74-703-006	
ADDRESS:	1841 N. DECATUR BLVD. LAS VEGAS, NV
LOT COVERAGE:	76%
LOT AREA:	63,834 S.F. (2.18 ACRES)
PARKING REQUIRED:	
RESIDENTIAL:	150 UNITS @ 754/50 = 113
RETAIL:	6467 SF @ 1:250 SF = 22
TOTAL REQUIRED:	135
PARKING PROVIDED:	
STANDARD CAR: 8' X 18'	113
HANDICAPPED (CAV): 8' X 18'	5
PARKING PROVIDED:	138



① SITE DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

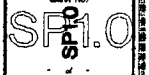


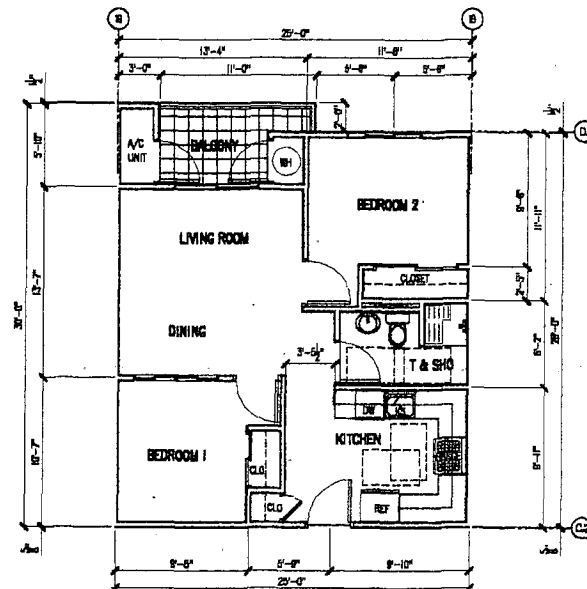
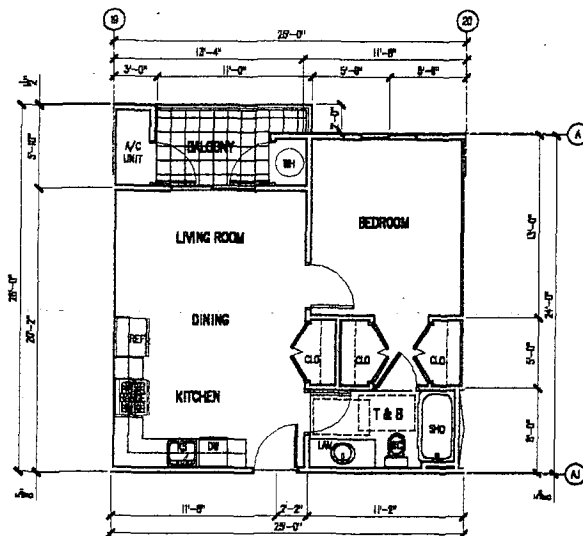
STAFF
SDR-3496
1-22-04 PC

SITE DEVELOPMENT PLAN
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

REVISIONS:
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DATE: 1-22-04
PROJECT NO.: SDR-3496
DRAWN BY: JLR/JSB
CHECKED BY: JLR/JSB
SCALE: 1" = 30'-0"

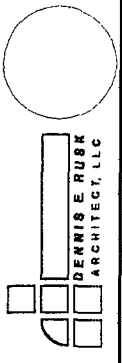




STAFF

SDR-3496

1-22-04 PC



ENLARGED FLOOR PLAN - TYPE A1 & A2

DECATUR SENIOR HOUSING

1341 N. DECATUR BLVD.
LAS VEGAS, NV

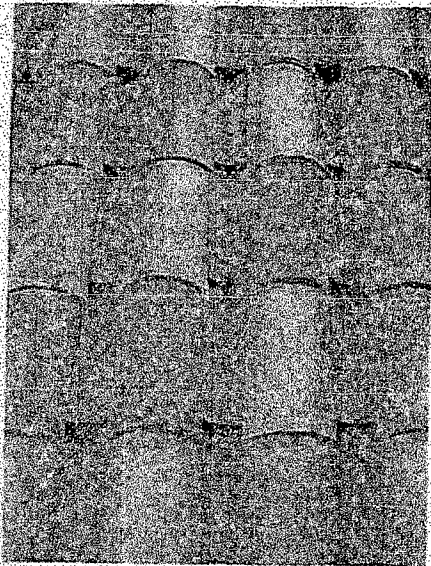
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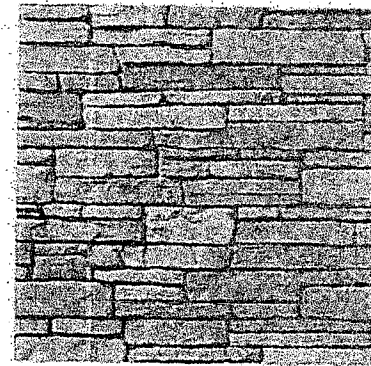
Date: 8-9-08
Project No. 0502
Drawn By: JGL/ROB
Check By: DER/PLB
Sheet No.

A2.0

ROOF TILE



EXTERIOR WALL



CULTURED STONE
PLATINUM COUNTRY LEDESARRE

WGA TILE
ST. THOMAS BLEND

PAINT COLOR CHIPS

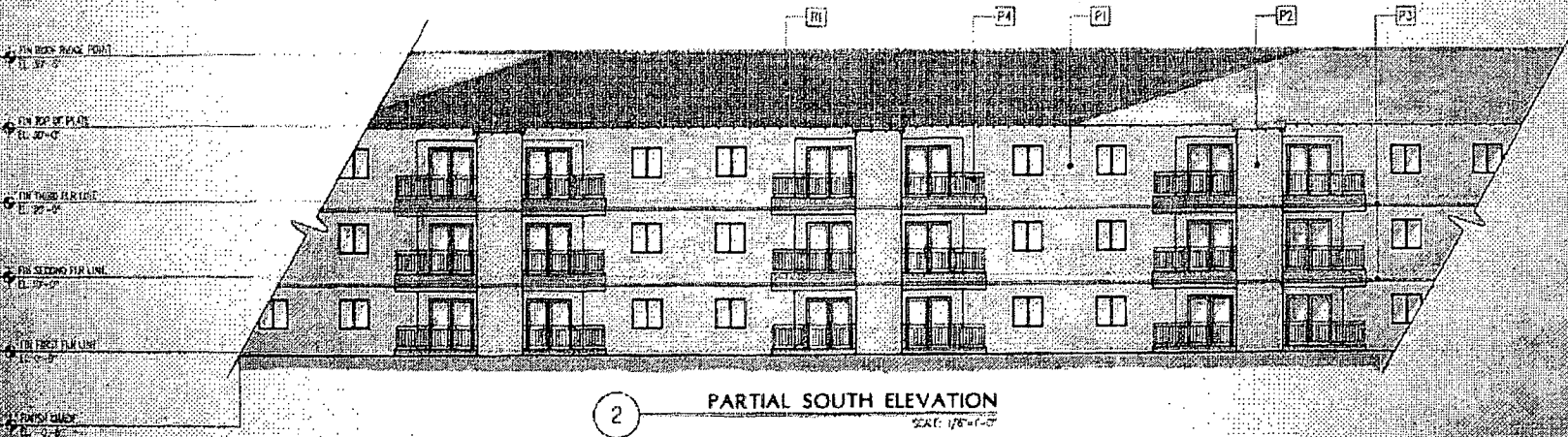
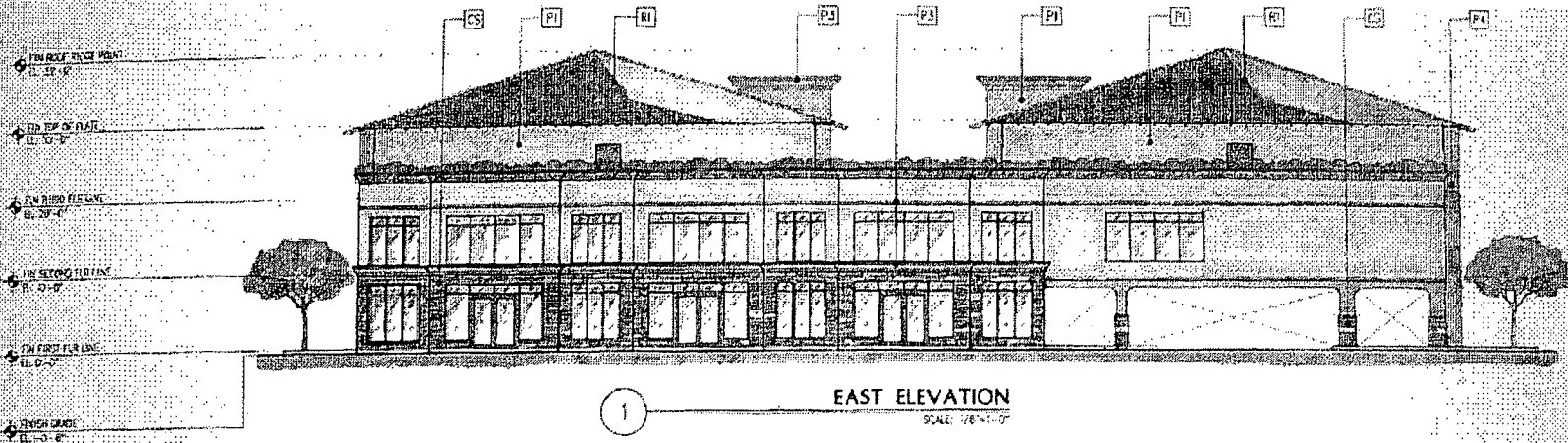
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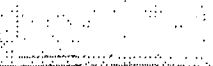
ANTIQUE GOLD

SEVILLE DRINK

INDIAN

STAFF
SDR-3496
1-22-04 PC



PAINT, FINISH AND MATERIAL SCHEDULE									
SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE	SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
R1	ROOF TILE	SL. TYPING AREA TILE	BLSS		P3	EXTERIOR PAINT	SEVILLE ISLAND	100	
PI	INTERIOR PAINT	IVORY	100		P4	DOOR & WINDOW FRAME, PAINTED	TRUFFLE	50	
P2	EXTERIOR PAINT	IVORY	100		CS	EXTERIOR WALL, CLAY-TONE STONE	CLAY-TONE STONE	PLATONIA COASTAL LECTURE	

STAFF



SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

71
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 58

MOTION:

MACK- APPROVED - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MARK DOPPE, President of Carina Corporation, 2881 Business Park Court, commented that an amendment to the General Plan is a serious issue and ought only be considered given compelling evidence of evolution since the adoption of the original plan several years ago. In this case, such compelling evidence exists. Despite the fact that the Planning Commission approved the project, staff remains concerned about the conversion in the area of commercially zoned property to other uses.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

MR. DOPPE explained that the Centennial Springs parcel is located on the east side of US95. Over the last four years this side of the highway has evolved with a residential character. The residents of this area are looking for neighborhood commercial services. A market study clearly indicates a lack of interest in intense commercial use. They are looking for restaurants, a bakery, an ice cream parlor, a barbershop and uses typically found in a neighborhood center. While this piece has waited for a Costco-type use, more than a million square feet of commercial has been built on the west side of the highway. Traditionally, a developer might do a mixed use by carving 10 acres in the corner of the project, putting a block wall around it, a shopping center on one side and a housing project on the other. However, they are not looking to do that because they have a much better idea.

The idea started with studying the original vision created in the Centennial Hills Town Center plan and enlisted the help of one of the leading land planners in the country who was charged with the responsibility of coming up with a land plan that met three criteria. The plan had to integrate with the existing neighborhood, had to recognize current market realities and had not to only satisfy the Town Center Design Standards, but take those standards and extend them. The result is a project called Centennial Springs, a new urban village that will fully embrace the original idea behind the Town Center Master plan.

MR. DOPPE presented a schematic diagram depicting an urban village with a downtown main street section at its core. The downtown section would be home to a mix of neighborhood, retail uses, small offices, residential loft spaces above the offices, and street front town homes. The proposal is for 15-foot wide sidewalks and tree-lined streets. At the end of the southwest corner of Main Street a public access park will be maintained by the Centennial Springs Master Association and programmed with a variety of activities and events to enhance the traditional small-town experience for residents, customers and employees of Main Street. Surrounding the park will be medium density single-family homes ranging from 1300 to 2500 square feet with a price range of \$200,000 to \$300,000. A person living in Centennial Springs can walk to their office, a restaurant or day care and then walk home. They can remove their dependence on the automobile, therefore reducing the strain on City infrastructure. Additionally, approximately 400 permanent jobs will be created in the downtown Main Street section.

The applicant is not trying to eliminate commercial use in this project or avoid any obligation imposed by the Town Center Design Standards. The Town Center Mixed Use is a better answer for this parcel than Service Commercial, and, most importantly, this project is the best example in terms of the intent of the original Town Center concept.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

SIMON JORDAN, 8245 Quail Arroyo Avenue, agreed with the proposed project and added that places are needed where people can take their children rather than additional bars. People dump their garbage into commercial dumpsters placed in parking lots. The dumpsters should be required to be placed behind the buildings and “No Dumping” signs posted. Residents of Centennial Hills want a community similar to that of Summerlin.

TODD FARLOW, 240 North 19th Street, was pleased with the project as it is consistent with Town Center’s vision.

GEORGE LEAF, 8221 Bluff Creek Avenue, praised the proposed concept, but expressed concern with rental units developed with the project. The residents do not want apartment units in this area. MR. DOPPE replied that there would be a total of 22 rental units; 16 rental town homes ranging from 1200 to 1400 square feet and renting from \$1200 to \$1500 a month with attached two-car garages as well as six residential lofts of approximately the same square footage and rental rate. MR. LEAF noted that, as Town Center is being developed on the west, the land adjacent to residents will be required for commercial development. If a hospital should be built in the area, it will become prime property for professional offices.

JOHNNY VENTURA, 601 Rain Tree Lane, thought it was a great project and asked the Council to approve the project.

MIKE CAMPBELL, 8328 Impatiens Avenue, supported the entire concept but pointed out that the neighbors are concerned about the rental aspects and problems that might arise. Additionally, it might decrease their property values.

TOM McGOWAN, Las Vegas resident, asked how many people would be occupying this community complex and how many will be permanent residents to afford those rentals. He expressed concerns regarding how long until the project would turn into an ex-Town Center village.

MAYOR GOODMAN discussed with MR. DOPPE that there would be approximately 200 single-family homes and a total of 22 rental units. MAYOR GOODMAN indicated that he would like to see a similar concept placed downtown.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

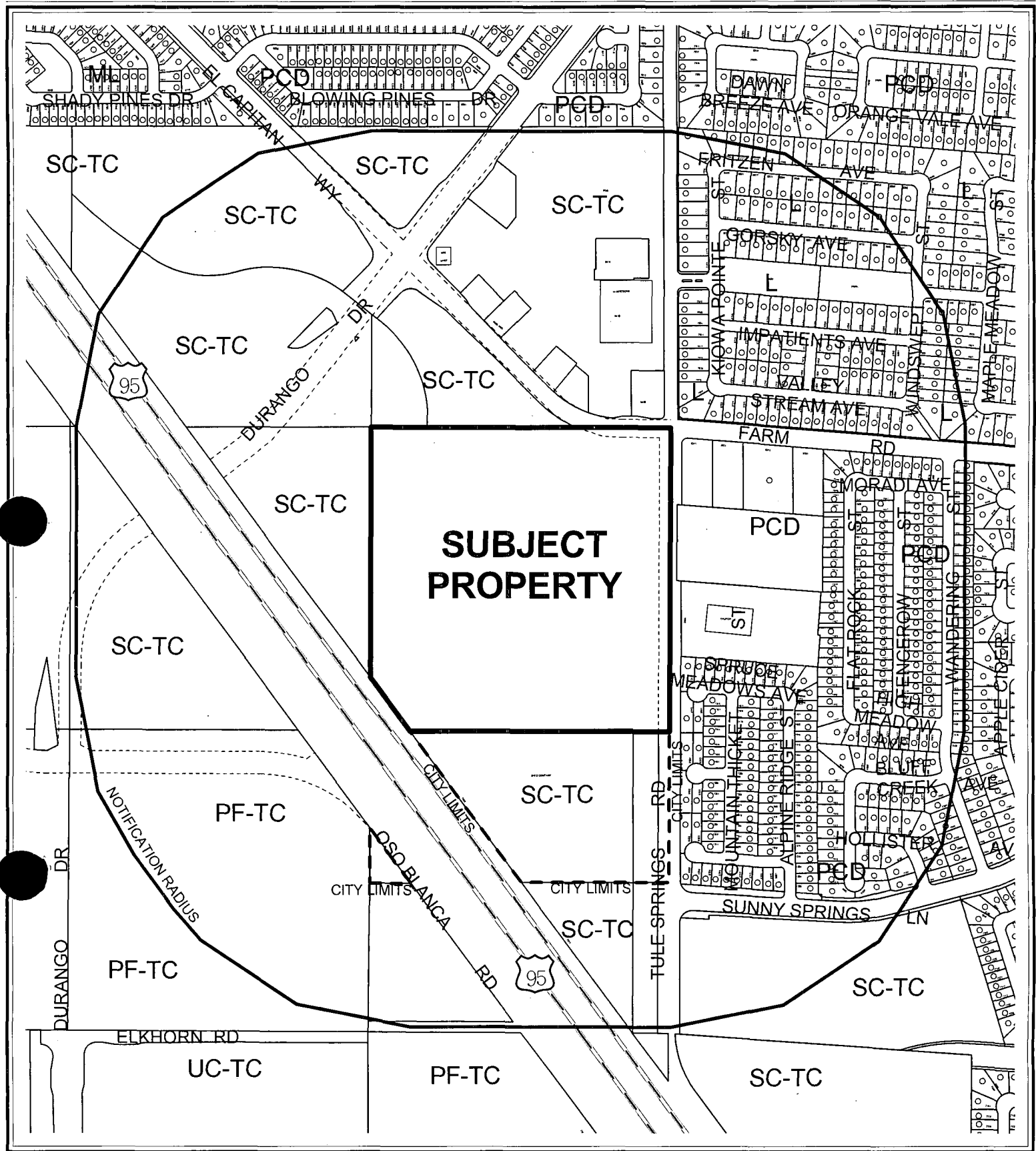
COUNCILMAN MACK pointed out that the Carina Corporation builds excellent homes and he is very excited about this particular project. The initial concern over saturation of apartment units was resolved by the mixed use as an alternative lifestyle. The project is appropriate. Many people choose to rent and renters are not any different than homeowners. Suburban mixed use retains most of the uses in Service Commercial, but also allows residential development. He is proud to have this project in Town Center because it is what was envisioned for Town Center. COUNCILMAN MACK commented that PETER CALTORPHE is world-renowned for town concepts and revitalization and has done villages throughout the country and the world. This will be a big asset, not only for Ward 6, but the entire City.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:54 – 3:13)

4-325



CASE: GPA-3497

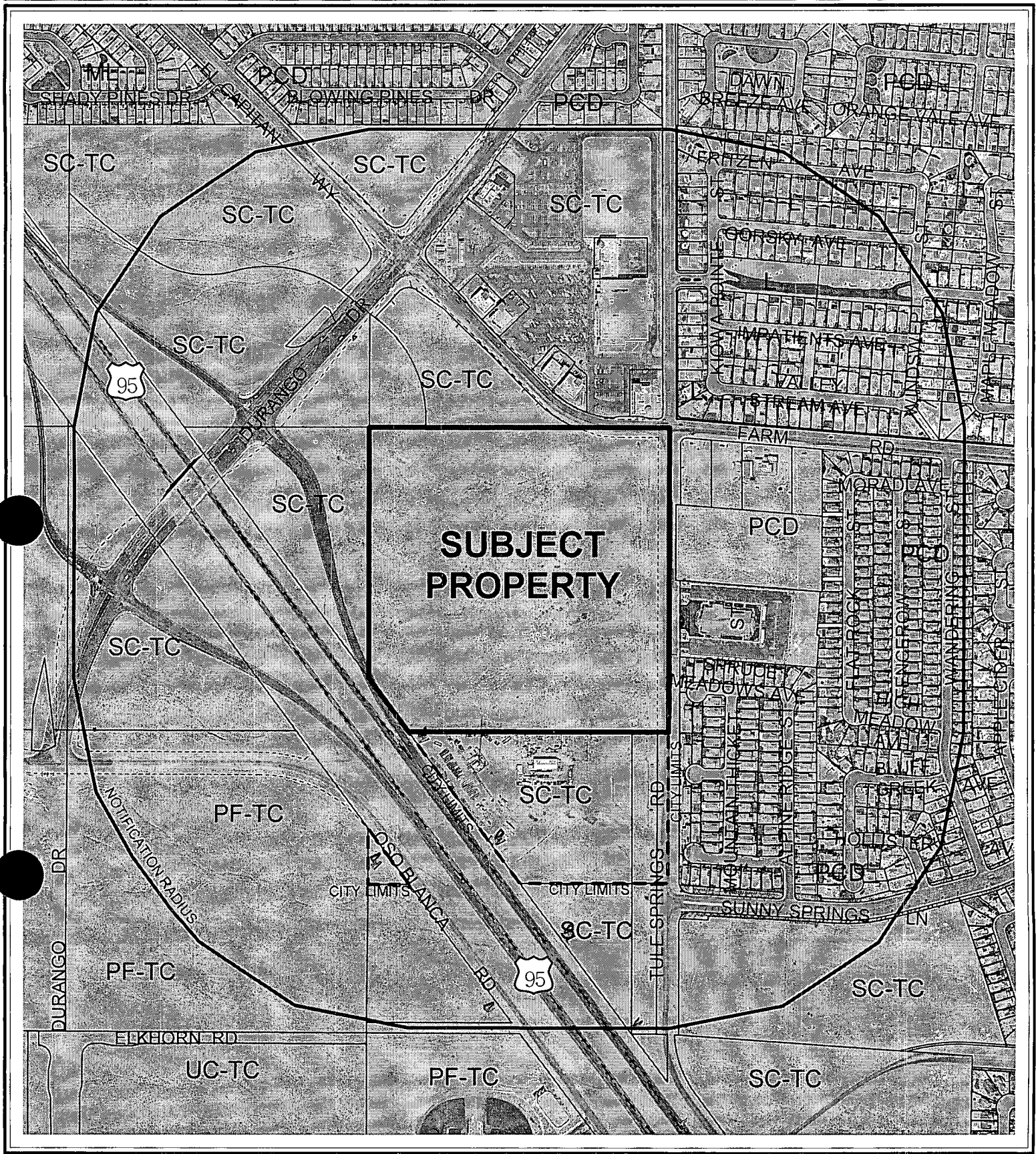
RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)



CASE: GPA-3497

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE
SPRINGS PLAZA, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the southwest corner of Farm Road and Tule Springs Road from SC-TC (Service Commercial - Town Center) to SX-TC (Suburban Mixed Use - Town Center).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated these parcels as R (Rural) and L (Low Density Residential).
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as SC-TC (Service Commercial - Town Center).
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC-TC (Service Commercial - Town Center).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #58/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 40.9 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Shopping Center
South	Shed Fabrication Business
East	Church/Single Family Dwellings
West	Undeveloped

PLANNED LAND USE

Subject Property	Town Center Service Commercial
North	Town Center Service Commercial
South	Town Center Service Commercial
East	Planned Community Development
West	Town Center Service Commercial

EXISTING ZONING

Subject Property	TC (Town Center)
North	TC (Town Center)
South	Clark County
East	R-E (Residence Estates) and U (Undeveloped)
West	TC (Town Center)

DEFINITIONS

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center area. This Special Plan Area strongly discourages amendments that would reduce the amount of commercially designated land in Town Center. The Centennial Hills Sector Plan is based on the premise of concentrating commercial uses in Town Center so that residential areas will be preserved. Converting commercially planned land to residential will lead to development of commercial uses at other locations thus degrading the Town Center concept.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

Maintaining an adequate amount of land for commercial uses in Town Center is crucial to the goals of the Centennial Hills Sector Plan. As continued development in the northwest generates an increased demand for services, the city would be forced to locate them elsewhere if land in Town Center is no longer available. Because locations for more intensive uses are often difficult to find, they could be either at inconvenient distances or inappropriately close to neighborhoods. The result would be a loss of the intended buffering and preservation of residential developments and the need for increased travel to obtain desired services.

One of the goals of the 2020 Master Plan is to achieve development densities sufficient to support mass transit. Using a portion of the subject site for single-family homes rather than commercial uses will greatly detract from Town Center's ability to achieve that density. It will also make it difficult to require Service Commercial type development in the future. Further, it is inequitable to those who have already invested in residential development in anticipation of areas designated as commercial being developed as such.

For these reasons, staff recommends denial of this request.

FINDINGS

Title 19.18.030.I requires that the following conditions 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 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 that include approved neighborhood plans.

In regard to "1": The proposed General Plan Amendment could result in development that is compatible with surrounding designations in terms of the direct impact of its adjacency. On a larger scale, however, development of the site at a significantly lower intensity than planned will have a negative impact on the immediate area. Town Center must maintain an adequate amount of land for each of the specified land use areas if it is to support the commercial needs of the northwest. It would be inappropriate and premature to assume that the subject parcels are not needed for that at this time.

In regard to "2": The zoning of T-C (Town Center) is applied to all of the parcels within the boundaries of Town Center. Uses that are possible in Town Center are associated with the land use districts described in the Town Center Development Standards Manual and the Centennial Hills Sector Plan.

In regard to "3": Access to this parcel will be provided by Farm Road to the north and Tule Springs to the east. Construction of these rights-of-way will be required upon development. The Northwest Area Command Substation of the Las Vegas Metropolitan Police Department is approximately six miles away from the subject parcel near the intersection of Cheyenne Avenue and Grand Canyon Drive. Fire station #41, located at Elkhorn Road and Buffalo Drive is the closest city facility to the site.

In regard to "4": There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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 14 days of the closing date of this application. In accordance with the above, on December 16TH a neighborhood meeting was held at the Lamplight Village at Centennial Springs Community Center. Seven people attended and had concerns regarding the viability of a main street type commercial area, and what would happen if the commercial sites were not leased or sold. There were questions about the multi-family and whether it would be sold to investors, owner occupied or renter occupied. There was also discussion about the types of restaurants/taverns that would be allowed.

NOTICES MAILED: 464 by Planning Department

APPROVALS: 0

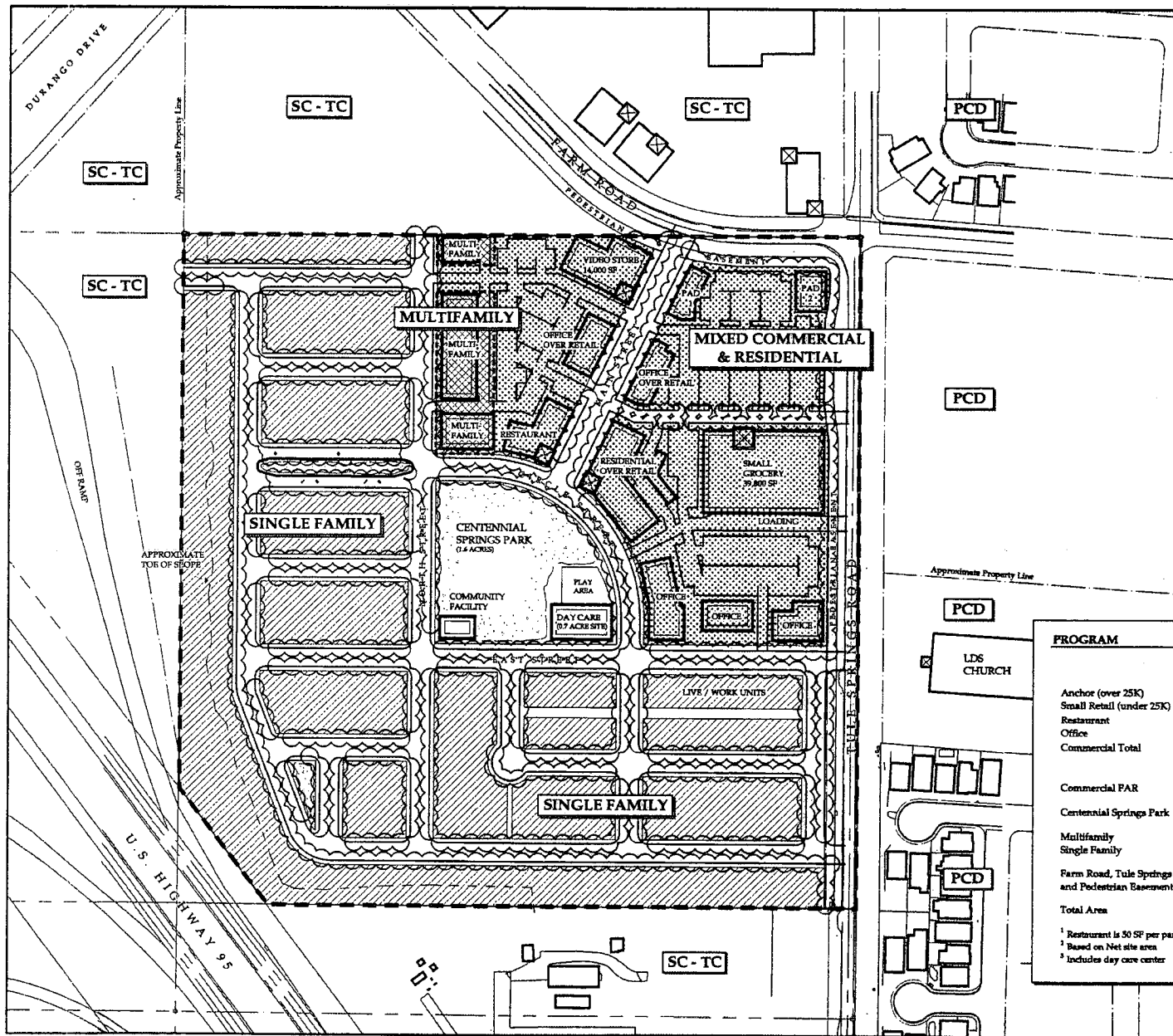
PROTESTS: 0



CENTENNIAL SPRINGS VILLAGE

CONCEPT PLAN

Las Vegas, Nevada

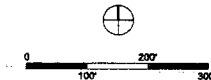


LEGEND

SX-TC: Suburban Mixed-Use

- Mixed Commercial & Residential
- Multifamily
- Single Family

Note: Road rights-of-way are traced from aerial



December 9, 2003

PROGRAM

	Acres (gross)	Square Feet Commercial	Square Feet per Parking Space	Spaces Required
Anchor (over 25K)		39,800	250	159
Small Retail (under 25K)		53,340	175	305
Restaurant		5,000	50 ¹	81
Office		36,650	300	122
Commercial Total	10.7	134,790		667
				Parking Spaces Provided on-site: 532
				Highest Parking Demand: 517
Commercial FAR		0.34 ²		
Centennial Springs Park	3.2 ³	1.6 Acres Net		
Multifamily	1.3	75 Units		
Single Family	23.4	240 Lots		
Farm Road, Tule Springs Road and Pedestrian Easement	2.5			
Total Area	41.1			

¹ Restaurant is 50 SF per parking space for seating areas, 200 SF per space for other areas; assumed 75% seating for this calculation

² Based on Net site area

³ Includes day care center

Carina Homes
Las Vegas, Nevada

Caltheorpe Associates
Berkeley, California

GPA-3497
1-22-04 PC



GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



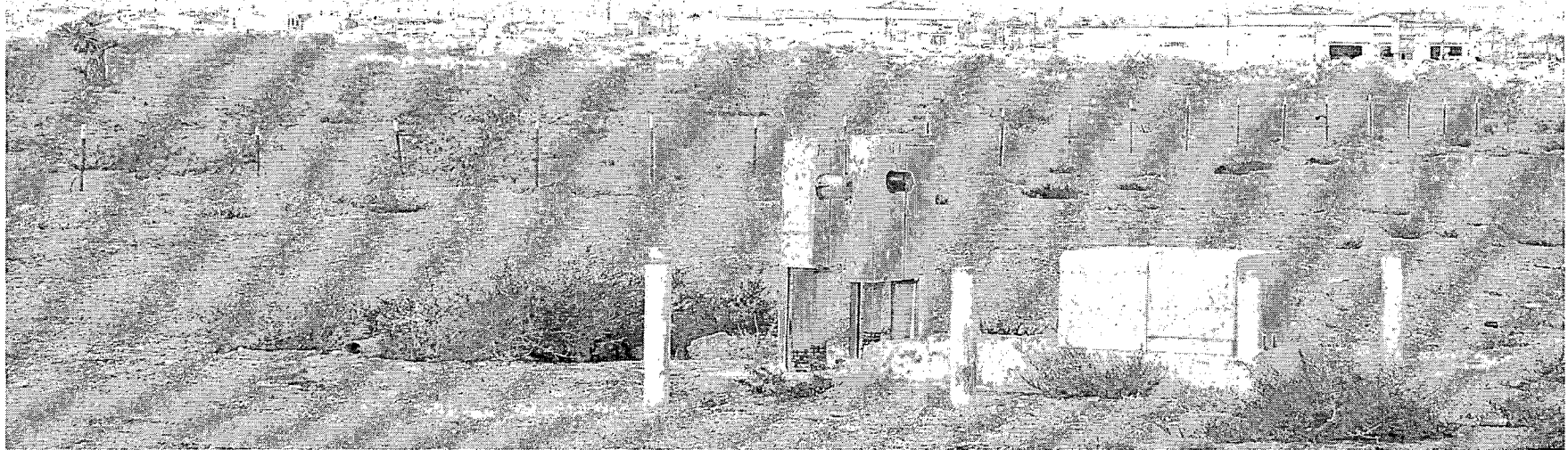
GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3539 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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:

MACK- APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

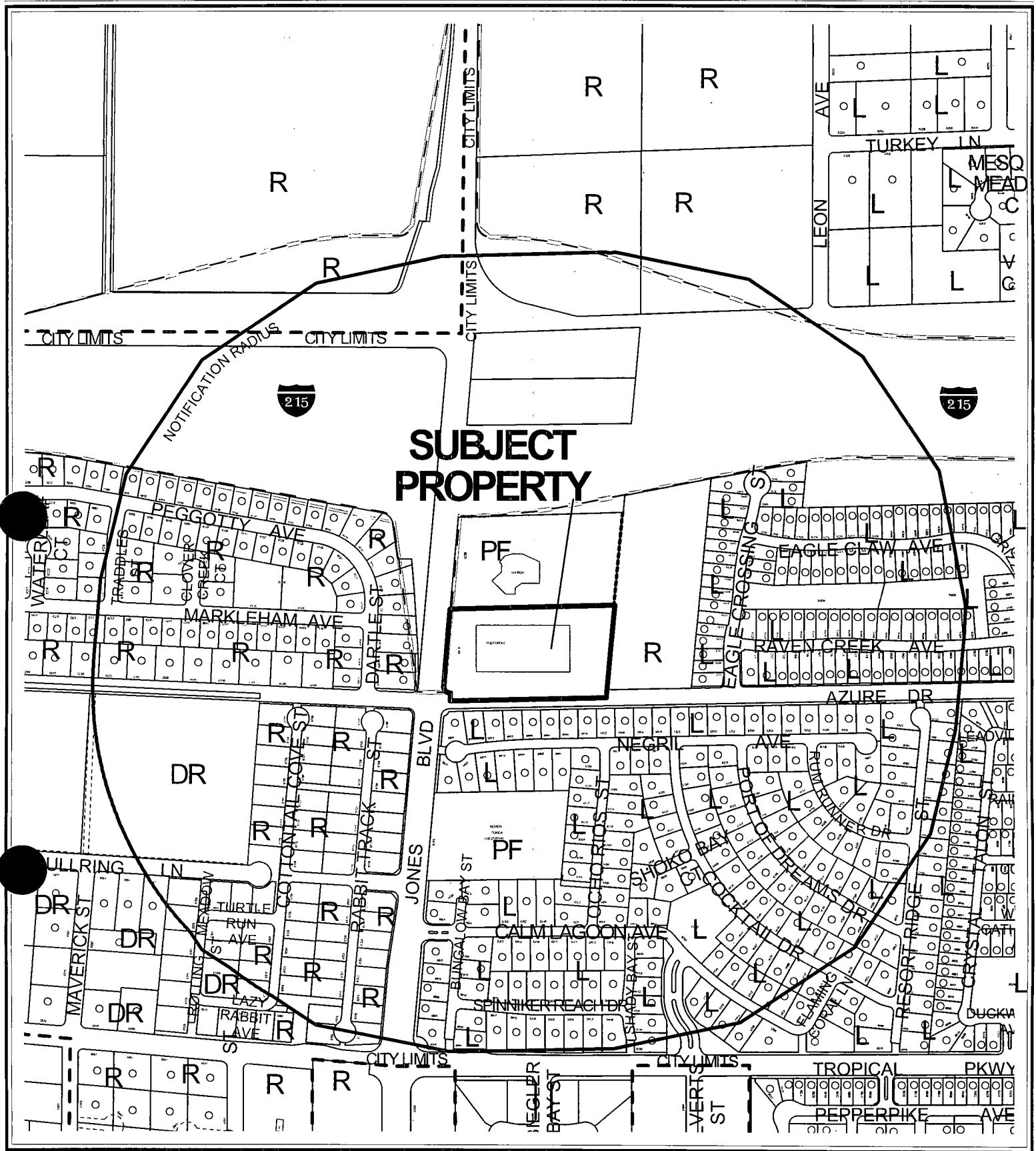
ROBERT GENZER, Director of Planning and Development Department, explained that this is an housekeeping item. The property is already developed and the change is being made to accommodate what is already there. COUNCILMAN MACK added that a Post Office exists on this site.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(3:14 – 3:15)

4-986



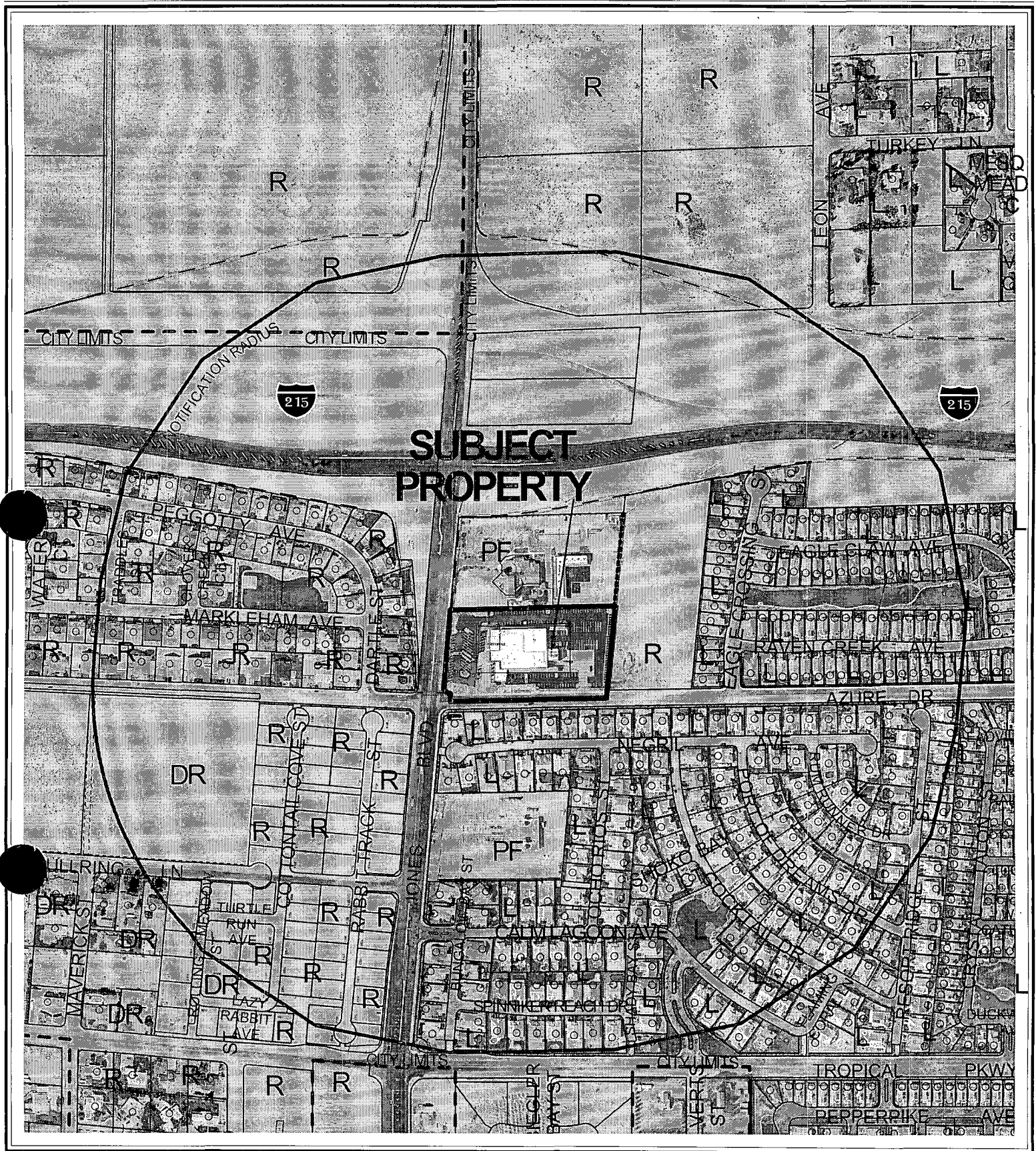
CASE: GPA-3539

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)



CASE: GPA-3539

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3539 - CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the Centennial Hills Interlocal Land Use Plan land use designation for a 4.91-acre United States Post Office at the northeast corner of Azure Drive and Jones Boulevard from an R (Rural Density Residential) classification to a PF (Public Facility) classification.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Residential) land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 04/05/00 The City Council approved a rezoning (Z-0005-00) of this site to C-V (Civic).
- 09/06/00 The City Council approved the *Las Vegas 2020 Master Plan*. This site is within the Newly Developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural) land uses, with a maximum density of 3.5 dwelling units per acre.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #75/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 4.91 Acres

EXISTING LAND USE

Subject Property	United States Post Office
North	Church
South	Single Family Dwellings
East	Undeveloped
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	R (Rural)
North	PF (Public Facilities)
South	L (Low Density Residential)
East	R (Rural)
West	R (Rural)

EXISTING ZONING

Subject Property	R-E (Residence Estates) under resolution of intent to C-V (Civic)
North	R-E (Residence Estates) under resolution of intent to C-V (Civic)
South	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East	R-E (Residence Estates) under resolution of intent to C-V (Civic)
West	R-PD3 (Residential Planned Development - 3 Units Per Acre)

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 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.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

ANALYSIS

The site is developed with a United States Post Office and is located at the intersection of Jones Boulevard (a Primary 100-foot Arterials) and Azure Drive. Adjacent to this parcel, Jones Boulevard carries approximately 13,975 automobiles per day, with Azure Drive carrying approximately 2,995 vehicles.

This amendment to the Land Use Element of the General Plan from R (Rural Density Residential) to PF (Public Facilities) was filed in order to match the land use designation of the site to its existing development. The parcel in question is located in an area of the City where all utilities are currently in place and available to this site.

FINDINGS

Title 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions 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 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 that include approved neighborhood plans.

In regard to "1": The intensity of development associated with the designation of this parcel for PF (Public Facilities) land uses is compatible with the surrounding land uses.

In regard to "2": the C-V (Civic) zoning designation is permitted in a PF (Public Facilities) land use classification and permits low-intensity uses such as governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

In regard to "3": All public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

01/07/04 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 14 days of the closing date of this application. In accordance with the above, on January 7TH a neighborhood meeting sponsored by the applicant was conducted at the Mountain Crest Community Center. One person attended and was not opposed to this request.

NOTICES MAILED: 361 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3539** APN: 125-25-101-012

Name of Property Owner: U.S. POSTAL SERVICE

Name of Applicant: CITY OF LAS VEGAS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

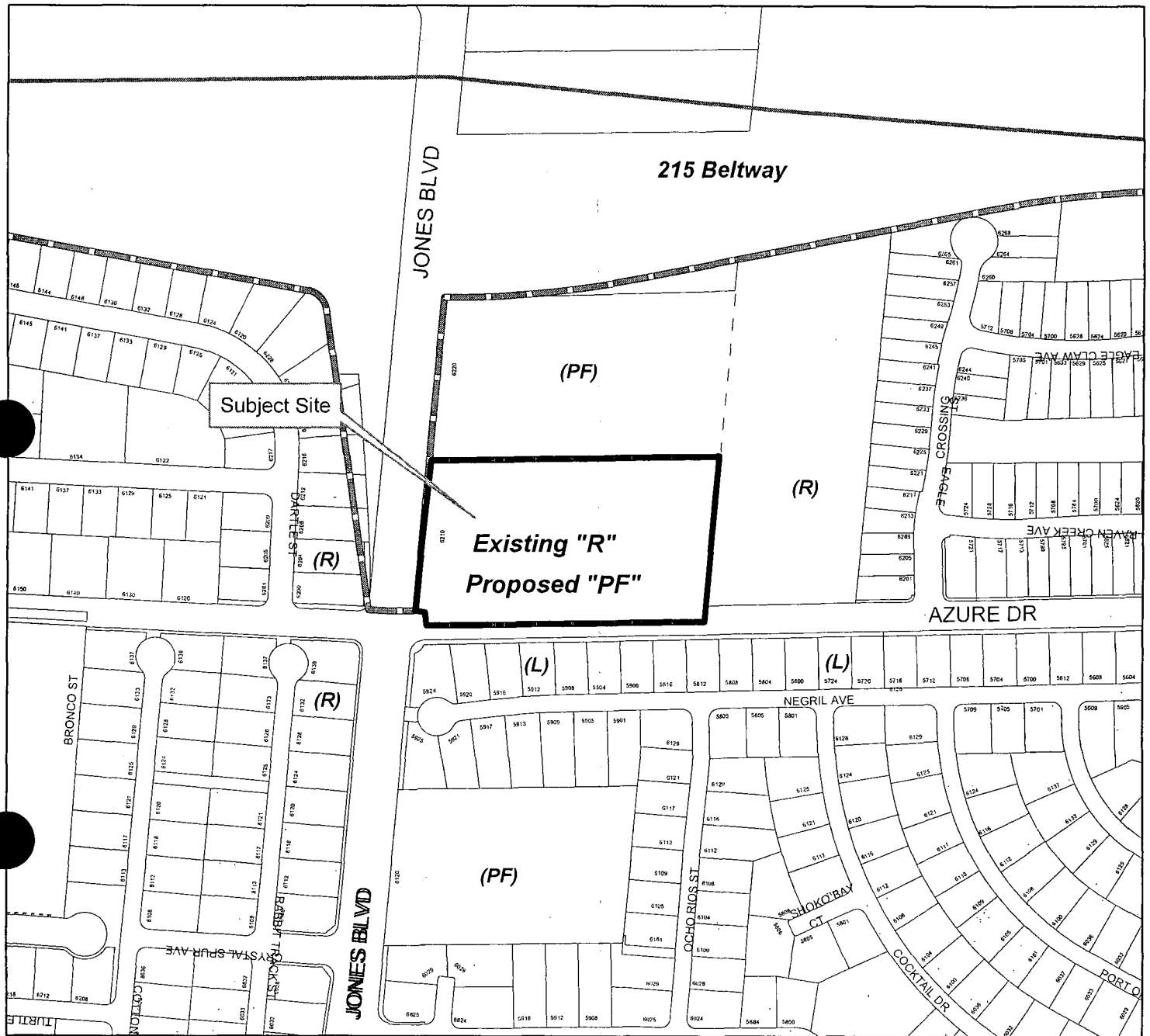
Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State

GENERAL PLAN AMENDMENT



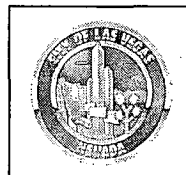
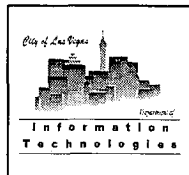
6210 North Jones Boulevard

APN # 125-25-101-012

4.91 Acres

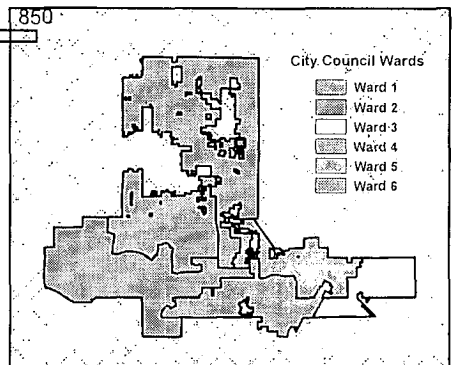
Existing General Plan Designation
R (Rural Density Residential)

Proposed General Plan Designation
PF (Public Facilities)

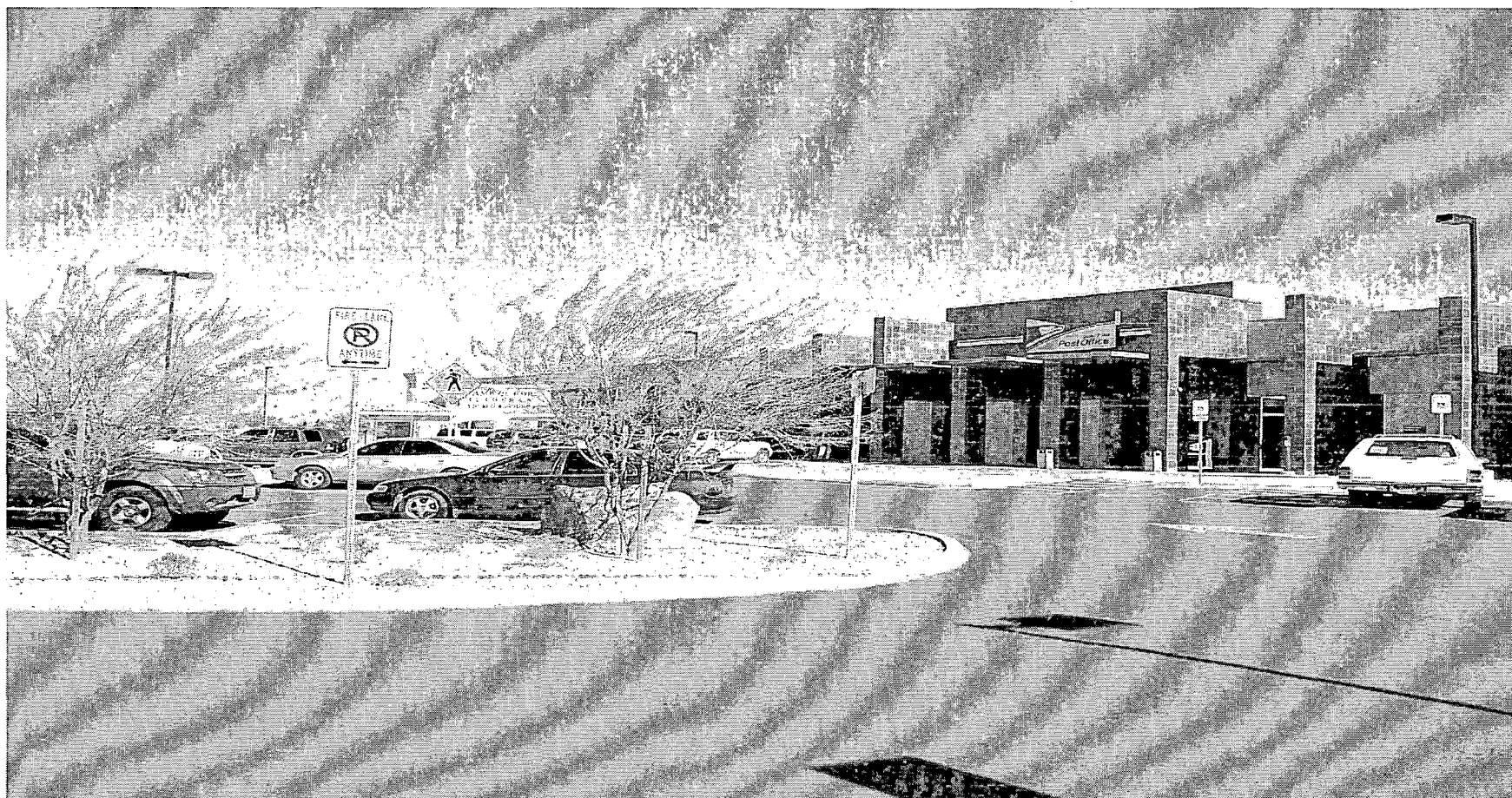


Created by: planningeis on Dec 10 2003

Due to continuous development activity
this map is for reference only.



GPA-3539
1-22-04 PC



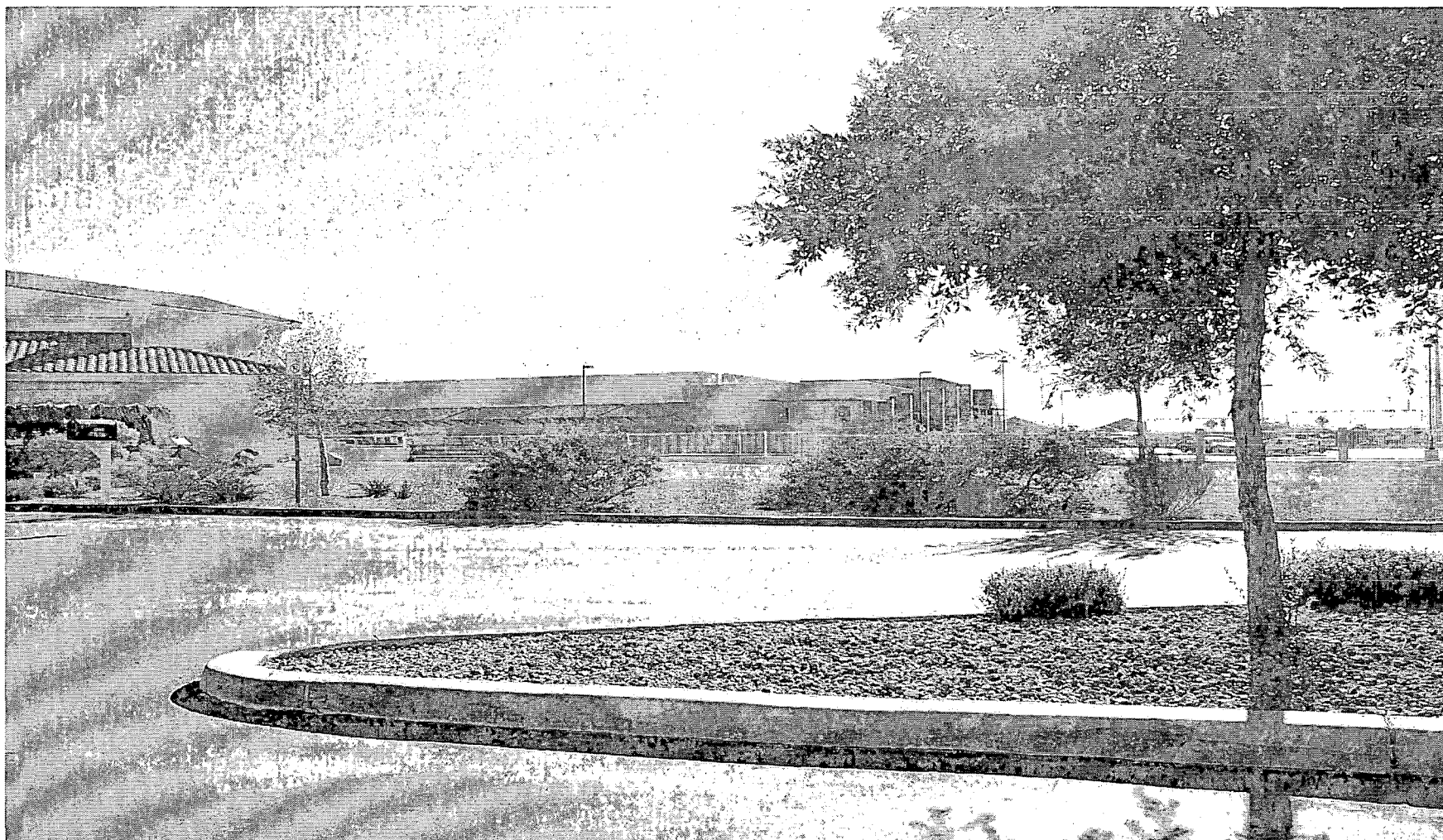
GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3388 - MELANIE BITTNER, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

29**23****APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**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
4. Submitted at Council meeting – Protest petition with 23 signatures submitted for Item 98 [GPA-3388] and Item 99 [ZON-3474] filed under Item 98 [GPA-3388]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 28

MOTION:

L.B. McDONALD – APPROVED – UNANIMOUS with MACK not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 98 [GPA-3388] and Item 99 [ZON-3474].

ROY DOWLING, 4001 North Torrey Pines, appeared on behalf of the applicants and concurred with all conditions.

JUNE INGRAM, Charleston Neighborhood Preservation, expressed concern that this location would become similar to what exists on the south of Jones Boulevard. She opposes this request and submitted a protest petition from area residents. If the application should be approved, she asked that a 10-foot high wall be installed in the back. The residents want this area to remain neighborhood in concept. She asked that the item be held in abeyance until the entire Council visits this area.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 98 – GPA-3388

MINUTES – Continued:

MR. DOWLING discussed with MAYOR GOODMAN that a design is not available at this time because one of the conditions requires that a design be presented to Planning staff prior to any development. MAYOR GOODMAN asked ROBERT GENZER, Director of Planning and Development Department, if the design would come before the City Council. MR. GENZER replied that the way the condition is written, it would not. Staff met with the applicant and discussed what needs to happen. The mistake made south of Jones Boulevard was that a condition was not imposed requiring a comprehensive plan for the conversion of those units. In this case, the applicant understands that prior to the issuance of any permits to convert any of these units, the plan would have to be approved.

COUNCILWOMAN McDONALD explained that she is familiar with the mistakes made south of Jones Boulevard and that that condition will ensure that this will not happen. Every single application for the conversion will have to comply with these conditions and if they are not able to meet them within the timeframe, it becomes a mute issue. She read some of the conditions, such as one where the applicants need to provide a copy of the recorded joint access agreement between all parcels compromising this site prior to the issuance of any permits.

MR. DOWLING added that all nine property owners have come together and have signed an agreement to adhere to all conditions.

TODD FARLOW, 240 North 19th Street, hopes that the wall will not be built in sections. He asked if a deed restriction is required on this application. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that it would only be required to ensure that the conversion would never become anything other than a business.

JUANITA CLARK, Charleston Neighborhood Preservation, asked that the item be denied. She asked if any changes were made regarding the traffic. BART ANDERSON, Public Works Department, replied that the standard Traffic Impact Analysis condition includes a sentence that an alternative can be agreed to. The Traffic Engineer will analyze the site and determine what he believes is needed for proper traffic at that location. MS. CLARK asked if the site plans for all nine lots were available, and questioned how this application could be approved without the site plans. COUNCILWOMAN McDONALD replied that that is a required condition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 98 – GPA-3388

MINUTES – Continued:

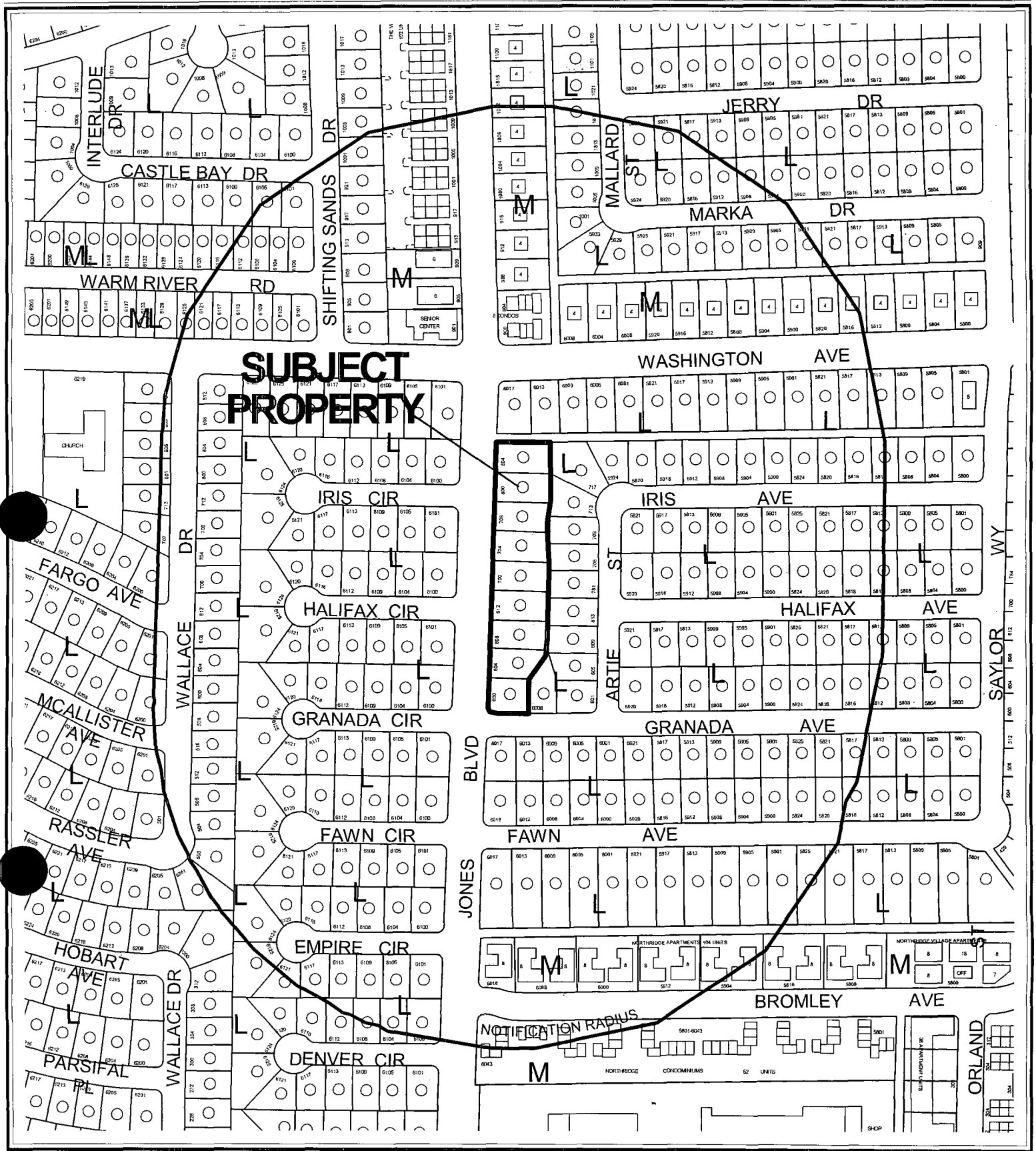
MR. DOWLING informed MS. CLARK that his daughter owns one of the properties. MS. CLARK advised that this request is an imposition on the neighborhood and suggested increasing the wall height. MR. DOWLING commented that the issue had been discussed and he was surprised that raising the rear wall was not addressed in written form. None of the owners were opposed to participating in doing so. MR. GENZER commented that the code allows up to an eight-foot high wall. Anything above that would require a variance. DEPUTY CITY ATTORNEY BRYAN SCOTT noted that normally such a condition, if needed, would be placed on the site development plan review. If the existing wall were structurally unable to support the additional height, a new continuous block wall could be installed.

MAYOR GOODMAN declared the Public Hearing closed for Item 98 [GPA-3388] and Item 99 [ZON-3474].

NOTE: All discussion for Item 98 and Item 99 was held under Item 98.

(3:15 – 3:31)

4-1023



CASE: GPA-3388

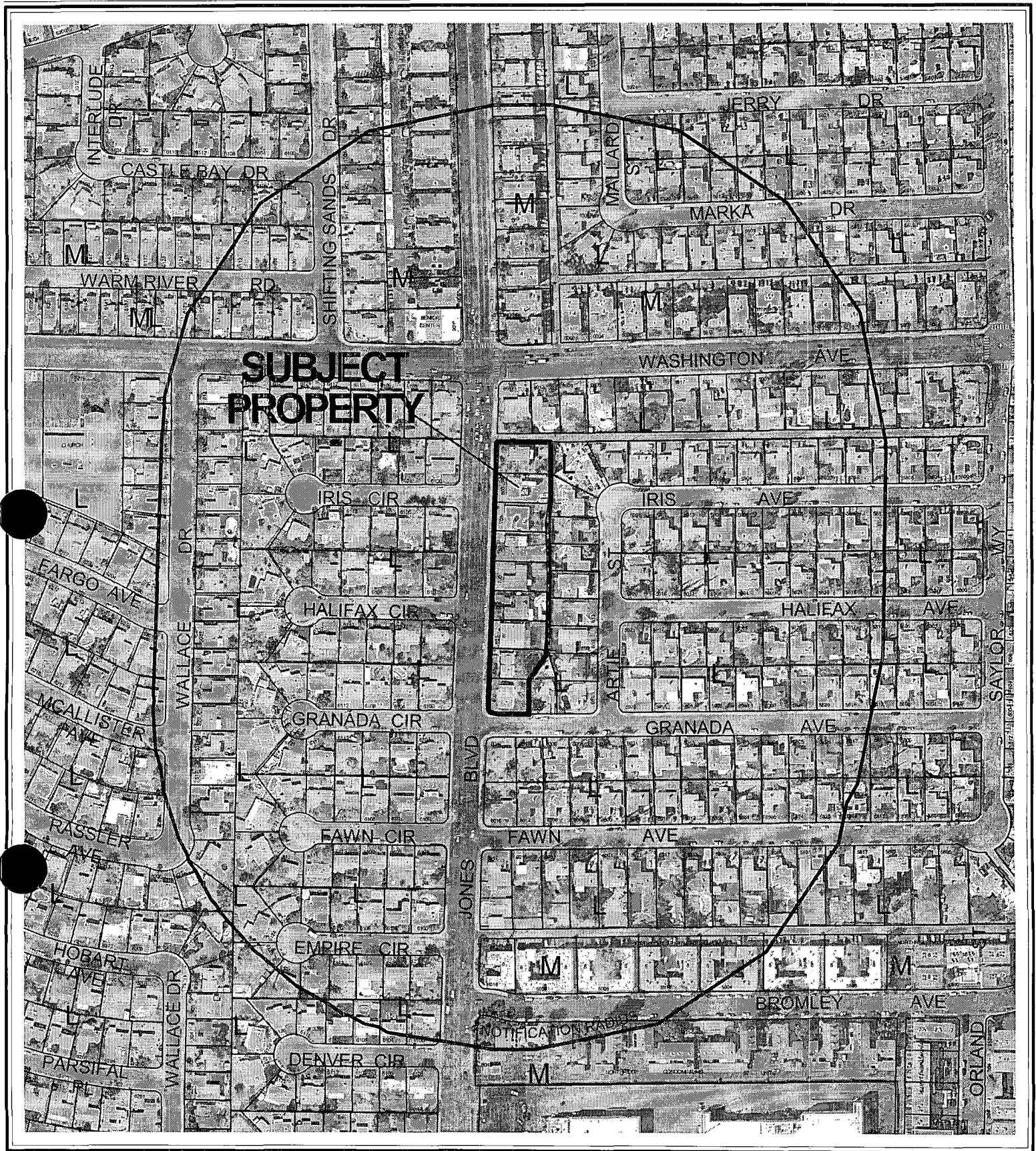
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: 98

O (OFFICE)



CASE: GPA-3388

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3388 - MELANIE BITTNER, ET AL

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the Southwest Sector Plan of the General Plan land use designation of nine lots at 600 to 804 North Jones Boulevard from L (Low Density Residential) to O (Office). A rezoning application, ZON-3474, has also been submitted in conjunction with this application to rezone these lots from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

BACKGROUND DATA:

- | | |
|----------|--|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Low Density Residential land uses (if residential) with a maximum density of six dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre. |
| 08/18/99 | The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. |
| 09/06/00 | The City Council approved the <i>City of Las Vegas Master Plan 2020</i> . This site is within the Neighborhood Revitalization Area as described in the Plan. |
| 09/03/03 | The City Council approved an update of the Southwest Sector Map (GPA-2479) of the city of Las Vegas General Plan. On this map, the subject properties were designated for Low Density Residential land uses, with a maximum density of 5.5 dwelling units per acre. |
| 01/22/04 | The Planning Commission recommended approval of a related Rezoning (ZON-3474). |
| 01/22/04 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #28/ds). |

DETAILS OF APPLICATION REQUEST

Site Area: 1.7 acres (nine lots)

EXISTING LAND USE

Subject Property Single Family Residential
North Single Family Residential
South Across Granada Avenue – Single Family Residential
East Single Family Residential
West Across Jones Boulevard – Single Family Residential

PLANNED LAND USE

Subject Property L (Low Density Residential)
North L (Low Density Residential)
South Across Granada Avenue – L (Low Density Residential)
East L (Low Density Residential)
West Across Jones Boulevard – L (Low Density Residential)

EXISTING ZONING

Subject Property R-1 (Single Family Residential)
North R-1 (Single Family Residential)
South Across Granada Avenue – R-1 (Single Family Residential)
East R-1 (Single Family Residential)
West Across Jones Boulevard – R-1 (Single Family Residential)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

O (Office) 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.

ANALYSIS

The subject request is to change the land use classification of nine lots along Jones Boulevard from a Low Density Single Family Residential classification to an Office classification. An accompanying application is submitted to rezone the subject properties from a Single Family Residential district to a Professional Office and Parking district.

The subject request would introduce non-residential office development into an otherwise established single-family residential area. The applicants have presented their reasons for justifying this action as follows:

1. The residential nature of these properties has long since disappeared. Jones is a major thoroughfare with dense traffic that often travels in excess of the posted 35 MPH. The I-95 interchange is nearby. Much of the traffic is made up of large commercial trucks and semi tractor-trailers.
2. The current situation presents a dangerous health and safety issue. We cannot back safely from our driveways onto Jones, which is the typical way to exit your garage onto the street in front of your house. Children cannot play safely in the front yard. Street parking is dangerous because the curb lane is used as a right turn lane. This change will lead to development of off street parking.
3. Property values are decreasing due to the loss of a residential environment. Consequently there is little or no incentive to maintain the property, which is now beginning to deteriorate. The proposed action will stimulate development and increase property values in an area that is in decline.
4. Many properties south of the freeway have already been approved for similar activity. The difference here is that all nine-property owners are acting together which will mitigate the piecemeal development seen there. (The owners of) those properties south of the freeway (who) have completed improvements have done so in a way that has greatly improved the appearance of the area. We expect similar improvement will accrue as a result of this action.

The property owners make the argument that because the lots front on Jones Boulevard, they ought to be developed for office use. The reasons they present are compelling. Jones Boulevard is shown on the Master Plan of Streets and Highways as a Secondary Collector (80-foot wide) street that carries an abundance of traffic.

For the same reasons expressed by the property owners, staff supports changing the land use classification of the subject properties.

FINDINGS

Title 19.18.030.I requires that the following conditions be met 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 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 that include approved neighborhood plans.

In regard to the first condition, office development is a low intensity commercial use that provides a good transition between incompatible elements such as a high traffic carrier and single family residences.

In regard to the second condition, the staff likewise believes that zoning for a low intensity office development will provide a good transition between single family development and a highly traveled arterial street.

In regard to the third condition, public facilities and infrastructure presently exist to support commercial development. Access would be directly to Jones Boulevard. The property is within the necessary 1.5-mile radius of a fire station located at 190 Upland Boulevard and approximately the same distance from a future police station proposed at Tenaya Way and Lake Mead Boulevard.

In regard to the fourth condition, objectives and policies applicable to the subject area are addressed in the *City of Las Vegas Master Plan 2020*. The properties are specifically located in the "Neighborhood Revitalization Area." Goal 2 (page 42) states: "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation." The office development will serve to improve an area that is experiencing a slight decline because of the existing traffic conditions.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

A neighborhood meeting was held with the surrounding property owners. Five of the property owners who are part of the application and two neighbors who reside on Washington Street attended. There were no objections expressed.

PLANNING COMMISSION ACTION

There were five speakers in attendance at the Planning Commission opposed to the proposal. In addition, a petition was submitted. Concerns were principally traffic and neighborhood integrity.

NOTICES MAILED: 217 by Planning Department

APPROVALS: 0

PROTESTS: 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-001
 Name of Property Owner: RASHID MURAT
 Name of Applicant: RASHID MURAT

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

XX

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

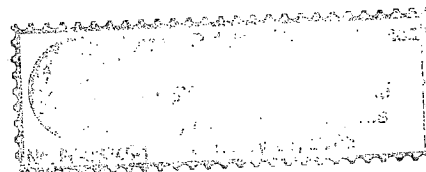
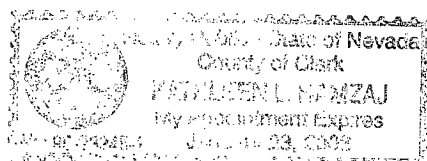
APN: _____

Signature of Property Owner/Authorized Agent: Rashid Murat

Subscribed and sworn before me

This 14 day of FEB, 2002

Patricia L. Hamza
 Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-002

Name of Property Owner: Melanie Bittner

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

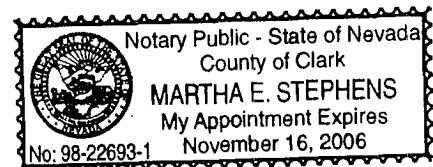
Signature of Property Owner/Authorized Agent: Melanie Bittner

Print Name: Melanie Bittner

Subscribed and sworn before me

This 8th day of August, 2003

Martina E. Stephens
Notary Public in and for said County and State





 **MELANIE DOWLING**
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310.004

Name of Property Owner: SUSAN H. LINTON

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

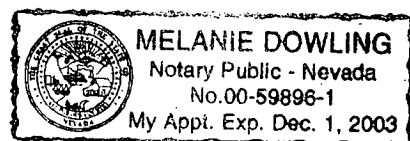
Signature of Property Owner/Authorized Agent: Susan H. Linton

Print Name: SUSAN H. LINTON

Subscribed and sworn before me

This 8th day of August, 2003

Melanie Dowling
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310.005

Name of Property Owner: Raul Sanchez

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

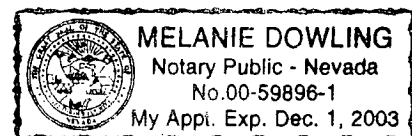
Signature of Property Owner/Authorized Agent: Raul Sanchez

Print Name: RAUL SANCHEZ

Subscribed and sworn before me

This 8 day of August, 2003

Melanie Dowling
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-006

Name of Property Owner: Robson

Name of Applicant: Robson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

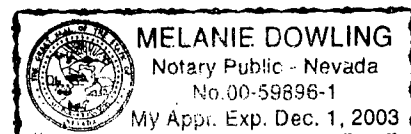
Signature of Property Owner/Authorized Agent: David Rabreau

Print Name: Daniel R. Robson, Jr

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dwyer
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-007

Name of Property Owner: Fidelity Trust Dated 9/26/1992

Name of Applicant: Ralph J. Lampman trustee

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

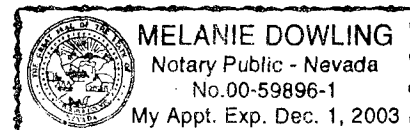
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: RALPH J. LAMPMAN trustee

Subscribed and sworn before me

This 1st day of October, 2003

Melani Dwyer
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-008

Name of Property Owner: CAROLE FORDE

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

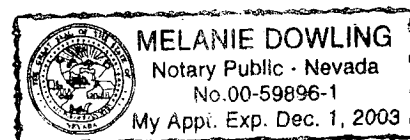
Signature of Property Owner/Authorized Agent: Carole Forde

Print Name: CAROLE FORDE

Subscribed and sworn before me

This 20 day of August, 2003

Melanie Dowling
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3388** APN: 138-25-310-009

Name of Property Owner: John & Diane Masters

Name of Applicant: John M. Stevens

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

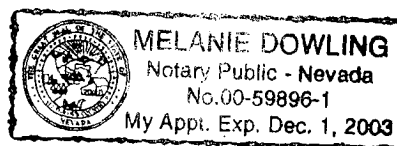
Signature of Property Owner/Authorized Agent:

Print Name: John Masters

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dore
Notary Public in and for said County and State





GPA-3388 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3388 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

P E T I T I O N

We sign for NO REZONING on the East side of Jones Blvd. We can see just to the South of us what happens to a neighborhood after such rezoning.

NAME	ADDRESS	PHONE
Maggie Gordin	6009 Granada Ave	877-6938
Louanne McCarthy	6005 Granada	878-0521
John Sheroise	6017 Washington Ave	870-2203
Jodie Sheroise	6017 W Washington Ave	870-2203
DERRYL A WILLIAMS	6363 CLARICE AV.	821-1209
Brian V. SANTORA	6249 garnwood ave	870-5643
Rich Holligan	6248 garnwood ave	877-1315
STEVE LEVY	6109 IRIS	360 4273
ERIC LEE	6101 IRIS CR.	822-2273
DOLORIS JENNISON	6104 HALIFAX	877-0036
Gaby Martin	6120 Halifax Cir.	
Natilde Lopez	6113 Halifax Cir.	870 28 02
Richard Harris	6105 Halifax Cir.	309-7934
Andrew MOLINA	6105 GRANADA CIR.	
CORINNE HYDE	6100 FAWN CIRCLE	878-8845
Paul B...	6112 Fawn CIR	362-3592
Sherrie K. Hughes	6124 Fawn Circle	259-0975
Rosio Adams	6109 Fawn Cir	258-9924
Angelina Longley	6104 EMPIRE CIR	822-6710
Michael Dobney	6108 Empire	979-9189
RODNEY OXBOROW	6124 EMPIRE CR.	259-5238
VICTORIANO N. ABRINI	6101 EMPIRE	259 5238
Anne Kolenda	5920 Halifax	870-7957
GUY ARBUTHNOT	709 ARTIE ST	808-4577

Submitted at City Council

Date 1/18/04 Item #98099

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3388 - PUBLIC HEARING - ZON-3474 - MELANIE BITTNER, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

29

23

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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
4. Submitted at Council meeting – Protest petition with 23 signatures submitted for Item 98 [GPA-3388] and Item 99 [ZON-3474] filed under Item 98 [GPA-3388]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 29

MOTION:

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

MINUTES:

NOTE: See Item 98 [GPA-3388] for all related discussion.

(3:15 – 3:31)

4-1023

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 99 – ZON-3474

CONDITIONS – Continued:

3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

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. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

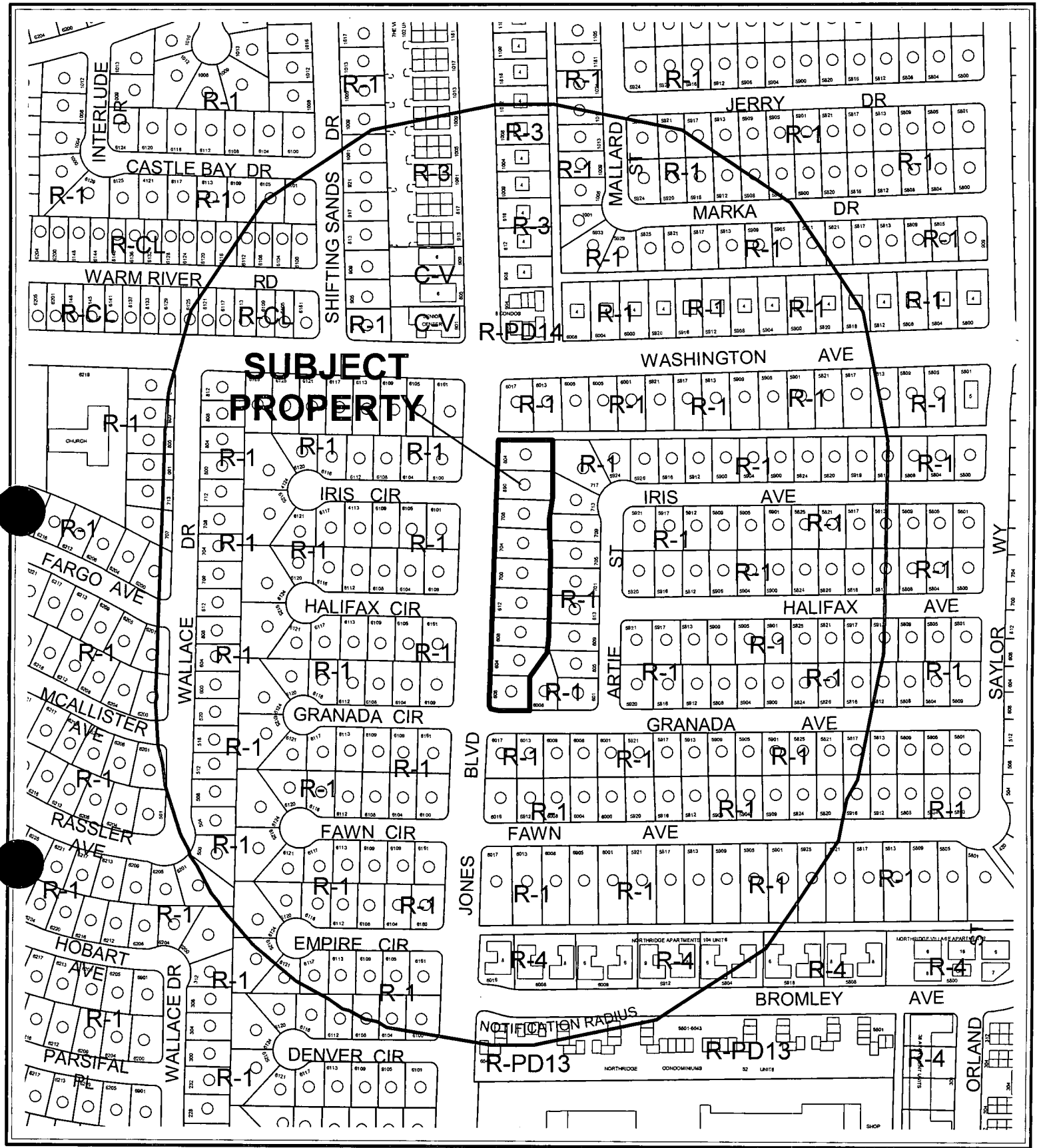
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 99 – ZON-3474

CONDITIONS – Continued:

7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.



CASE: ZON-3474

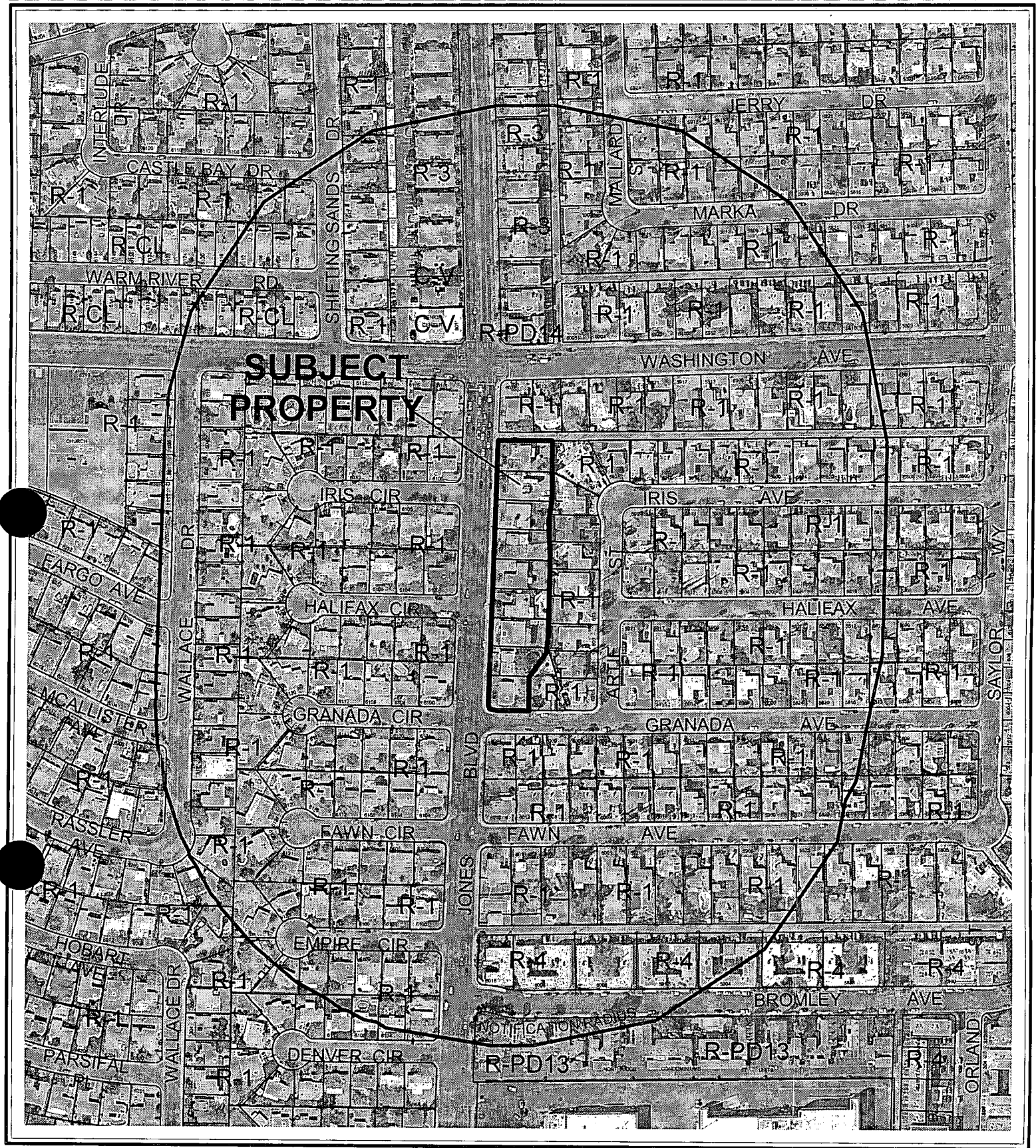
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet





CASE: ZON-3474

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3474 - MELANIE BITTNER, ET AL

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

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. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to rezone nine lots at 600 to 804 North Jones Boulevard from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

B) Applicant's Justification

The property owners of the nine lots state in a letter attached to the application the following:

- From U.S. 95 to two miles north, there are only nine single family homes that front on Jones Boulevard. All other homes front on a side street.
- Jones Boulevard is now a five-lane arterial street that carries an abundance of traffic.
- The property owners no longer enjoy any of the amenities that accompany home ownership in a residential neighborhood because of traffic conditions that in no way were caused by the property owners.

BACKGROUND INFORMATION

A) Previous Actions

- 01/08/04 The accompanying GPA request (GPA-3388) was pulled from the Planning Commission agenda in an effort to allow the applicant time to submit this request.
- 01/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-3388).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #29/ds).

B) Pre-Application Meeting

- 08/01/03 The staff requested that Site Plan Review be required for each property prior to development/ conversion of each property

C) Neighborhood Meetings

A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3388). Five of the property owners who are part of the application attended, including two neighbors who reside on Washington Street. There were no objections expressed.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.7 acres (nine lots)

B) *Existing Land Use*

Subject Property	Single Family Residential
North	Single Family Residential
South	Across Granada Avenue – Single Family Residential
East	Single Family Residential
West	Across Jones Boulevard – Single Family Residential

C) *Planned Land Use*

Subject Property	L (Low Density Residential)
North	L (Low Density Residential)
South	Across Granada Avenue – L (Low Density Residential)
East	L (Low Density Residential)
West	Across Jones Boulevard – L (Low Density Residential)

D) *Existing Zoning*

Subject Property:	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	Across Granada Avenue – R-1 (Single Family Residential)
East	R-1 (Single Family Residential)
West	Across Jones Boulevard – R-1 (Single Family Residential)

E) *General Plan Compliance*

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

The existing General Plan designation of the subject site is L (Low Density Residential). However, the applicant is requesting to amend this land use designation to O (Office). The proposed rezoning to P-R (Professional Office and Parking) is consistent with this proposed General Plan designation. Staff is recommending approval of the General Plan Amendment request.

F) Zoning Code Compliance

The redevelopment / conversion of each residence and its compliance with the Zoning Code will be addressed as each submits an application for Site Development Plan Review.

GENERAL ANALYSIS AND DISCUSSION

The subject request would introduce office into an otherwise established single-family residential area. The applicants have presented their reasons for justifying this action and are expressed as follows:

1. The residential nature of these properties has long since disappeared. Jones is a major thoroughfare with dense traffic that often travels in excess of the posted 35 MPH. The I-95 interchange is nearby. Much of the traffic is made up of large commercial trucks and semi tractor-trailers.
2. The current situation presents a dangerous health and safety issue. We cannot back safely from our driveways onto Jones, which is the typical way to exit your garage onto the street in front of your house. Children cannot play safely in the front yard. Street parking is dangerous because the curb lane is used as a right turn lane. This change will lead to development of off street parking.
3. Property values are decreasing due to the loss of a residential environment. Consequently there is little or no incentive to maintain the property, which is now beginning to deteriorate. The proposed action will stimulate development and increase property values in an area that is in decline.
4. Many properties south of the freeway have already been approved for similar activity. The difference here is that all nine-property owners are acting together which will mitigate the piecemeal development seen there. (The owners of) those properties south of the freeway (who) have completed improvements have done so in a way that has greatly improved the appearance of the area. We expect similar improvement will accrue as a result of this action.

Essentially, the property owners make the argument that because the lots front on Jones Boulevard, their properties ought to be developed for commercial use. The reasons they present are compelling, particularly in light of the fact that they are all coming in for rezoning at one time, instead of in a piecemeal fashion. This makes assessing the impacts of the rezoning easier to predict.

Jones Boulevard is shown on the Master Plan of Streets and Highways as a Secondary Collector (80-foot wide) street that carries an abundance of traffic. The staff supports rezoning the subject properties for the same reasons expressed by the property owners.

Essential to ensuring this rezoning operates in a manner that is harmonious and compatible with the surrounding area is the installation of shared driveways and joint access and parking agreements among all the applicants. This includes prohibiting any vehicles from backing out directly to Jones Boulevard. Also, construction of a wall to the rear of these properties and a consistent landscaped planter along Jones Boulevard will be required at the time of site development plan review.

FINDINGS

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

The existing General Plan designation of the subject site is L (Low Density Residential). However, the applicant is requesting to amend this land use designation to O (Office). The proposed rezoning to P-R (Professional Office and Parking) is consistent with this proposed General Plan designation. Staff is recommending approval of the General Plan amendment request.

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

The uses allowed in the P-R (Professional Offices and Parking) zone allow offices, which are a good transitional use to residential development. Offices are generally characterized by a low level of activity; the limited traffic generation and hours of operation are less disruptive to a residential environment.

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

The increase in traffic on Jones Boulevard has resulted in conditions that are detrimental to the residents whose properties front on Jones Boulevard.

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."

Jones Boulevard is a Secondary Collector (80-foot wide) street. As an arterial street, it is designed to carry a high volume of traffic. Access to the street is difficult, but with suitable changes in parking lot and driveway orientation, vehicular access will be manageable (see conditions of approval).

NOTICES MAILED 217 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3474** APN: 138-25-310-002
Name of Property Owner: Melanie Bittner
Name of Applicant: Melanie Bittner

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

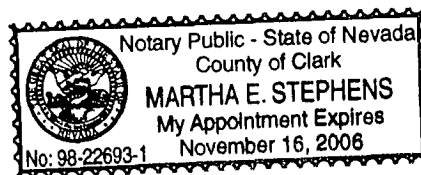
Signature of Property Owner/Authorized Agent: Melanie Bittner

Subscribed and sworn before me

This 8th day of December, 2003

Martha E. Stephens

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-003

Name of Property Owner: Terry : Robert House

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Terry House

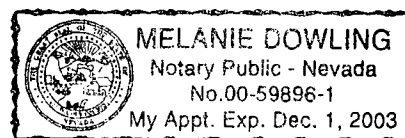
Print Name: TERRY HOUSE

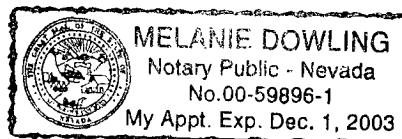
Subscribed and sworn before me

This 14 day of November 2003

Melanie Dowling

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138.25.310.005

Name of Property Owner: Raul Sanchez

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

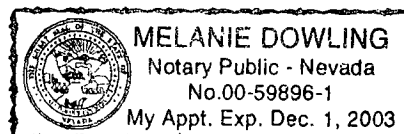
Signature of Property Owner/Authorized Agent: Raul Sanchez

Print Name: RAUL SANCHEZ

Subscribed and sworn before me

This 8th day of August, 2003

Melanie Dowling
Notary Public in and for said County and State



Case Number: ZON-3474 APN: 138-25-310-006
Name of Property Owner: DANIEL R. ROBSON, JR.
Name of Applicant: DANIEL R. ROBSON, JR.

Yes

✓ No

City Official: _____

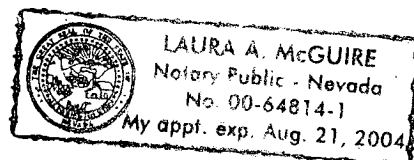
Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

This 21st day of February, 2008

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3474** APN: 138-25-310-007

Name of Property Owner: Ralph J. Lampman Hee of the Fidelity trust
Dated June, 6 1992

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

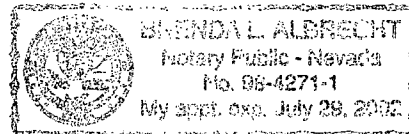
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 6 day of February, 2002

Brenda L. Albrecht

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-009

Name of Property Owner: John & Diane Masters

Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

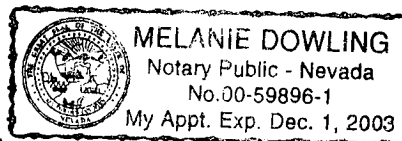
APN: _____

Signature of Property Owner/Authorized Agent: John J. Masters

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dowling
Notary Public in and for said County and State





ZON-3474 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3474 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3418 - CITY OF LAS VEGAS** - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
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:

WEEKLY – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 100 [GPA-3418] and Item 101 [ZON-3420].

ROBERT GENZER, Director of Planning and Development Department, summarized this last phase of the Rancho Corridor study. Staff worked with the property owner to resolve various issues and this application will appropriately eliminate another piece of existing C-2 zoning running the length of Rancho Drive.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 100 [GPA-3418] and Item 101 [ZON-3420].

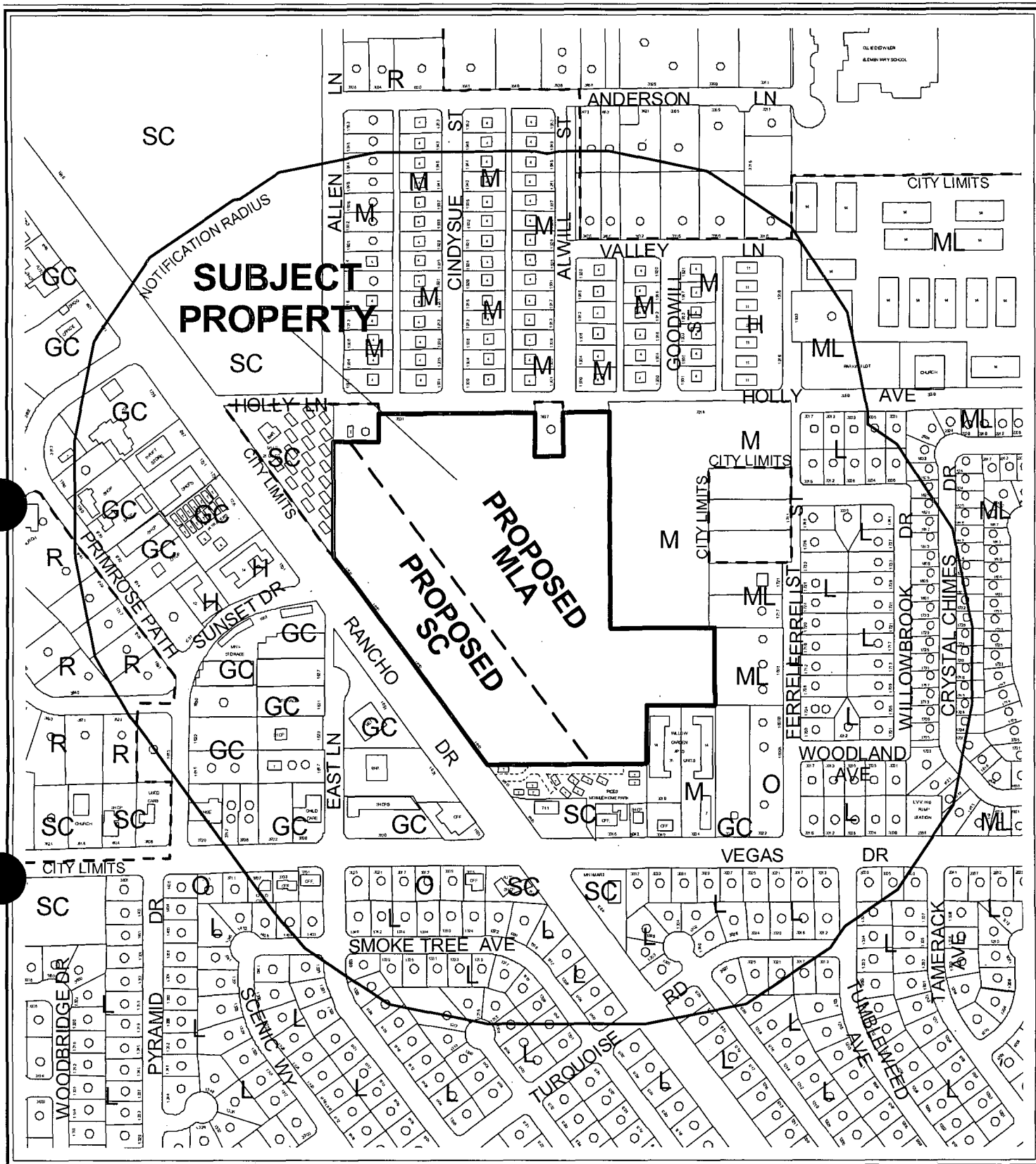
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 100 – GPA-3418

MINUTES – Continued:

NOTE: All discussion for Item 100 [GPA-3418] and Item 101 [ZON-3420] was held under Item 100 [GPA-3418].

(3:31 – 3:33)

4-1608



CASE: GPA-3418

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL) AND MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3418 - CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive from M (Medium Density Residential) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential). A related rezoning (ZON-3420) is also scheduled for consideration.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for M (Medium Density) Residential land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 01/22/04 The Planning Commission recommended approval of a related Rezoning (ZON-3420).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #30/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 17.05 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Apartments
South	Single Family Dwellings
East	Single Family Dwellings
West	Single Family Dwellings

PLANNED LAND USE

Subject Properties	M (Medium Density Residential)
North	ML (Medium Low Density Residential)
South	L (Low Density Residential)
East	L (Low Density Residential)
West	M (Medium Density Residential)

EXISTING ZONING

Subject Properties	C-2 (General Commercial), R-MHP (Residential Mobile Home Park) and R-E (Residence Estates)
North	R-4 (High Density Residential)
South	C-2 (General Commercial)
East	R-E (Residence Estates)
West	C-2 (General Commercial)

DEFINITIONS

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

M (Medium Residential) (12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, 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.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

Because there are no specific development plans for this site, staff is unable to determine if this proposed General Plan Amendment and its companion rezoning would be considered a Project of Regional Significance as defined in Ordinance No. 5477. A condition has been placed on the related rezoning application (ZON-3420) requiring an impact report to be prepared if warranted by proposed future development.

ANALYSIS

Until 1963, the area known as the Rancho Corridor had been under the jurisdiction of Clark County. While the area was in the County, a zoning action created a continuous strip of C-2 (General Commercial) zoning along a majority of Rancho Drive, from Vegas Drive to the northern city limits of Moccasin Road. In 1963, an act of the State Legislature transferred the properties and their County-assigned zoning districts to the jurisdiction of the City of Las Vegas. In 1992, the City of Las Vegas Planning Commission approved the three Land Use Sector Maps of the General Plan. In many cases, the land uses designated by the General Plan for the properties along Rancho Drive conflict with the existing "strip" C-2 (General Commercial) zoning created by the County action. In an effort to resolve this conflict, the City Council gave staff two directives: The first was an interim measure that directs staff that the General Plan designations, not the zoning classifications, are to be used as the basis for guiding growth along the Rancho Corridor. The second directive given to staff was to review the existing General Plan designations and zoning classifications and recommend appropriate General Plan Amendments and zone changes in an effort to resolve the conflict between the land use plan and the zoning map.

In regard to the subject property, staff is recommending that the General Plan designation be amended to SC (Service Commercial) along the west property line with MLA (Medium-Low Attached) for the remainder of the property so that a transition area is created between the expected commercial development along Rancho Drive and the single-family dwellings to the east.

FINDINGS

Title 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions 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 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 that include approved neighborhood plans.

In regard to "1": The proposed plan amendment would provide a buffer between the commercial development likely to occur along Rancho Drive and the single family uses to the east. The intensity and density of development would have no adverse impact on the existing residential development to the east of the subject parcels.

In regard to "2": The proposal will permit zoning that will provide a buffer between the proposed C-1 (Limited Commercial) zoning along Rancho Drive and the R-1 (Single Family Residential) to the east.

In regard to "3": As the subject property is an infill parcels, there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities that would be permitted by the proposed General Plan Amendment.

In regard to "4": The amendments proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3 of the Master Plan, which states that special area plans should be prepared, adopted and implemented where more detailed planning is needed.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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 14 days of the closing date of this application. In accordance with the above, on January 6TH, a neighborhood meeting sponsored by the applicant was held at the Gibson Middle School. Six people attended, and expressed their preference for a supermarket at this location and also expressed concerns regarding possible traffic impacts on nearby streets such as Holly Avenue and Ferrell Street when this property is developed.

PLANNING COMMISSION ACTION

There were four speakers in opposition and one in favor at the Planning Commission meeting.

NOTICES MAILED: 279 by Planning Department

APPROVALS: 2

PROTESTS: 4





GPA-3418 - CITY OF LAS VEGAS

EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE

JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3418 - CITY OF LAS VEGAS

EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE

JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3418 - PUBLIC HEARING - **ZON-3420 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 100 [GPA-3418] for all related discussion.

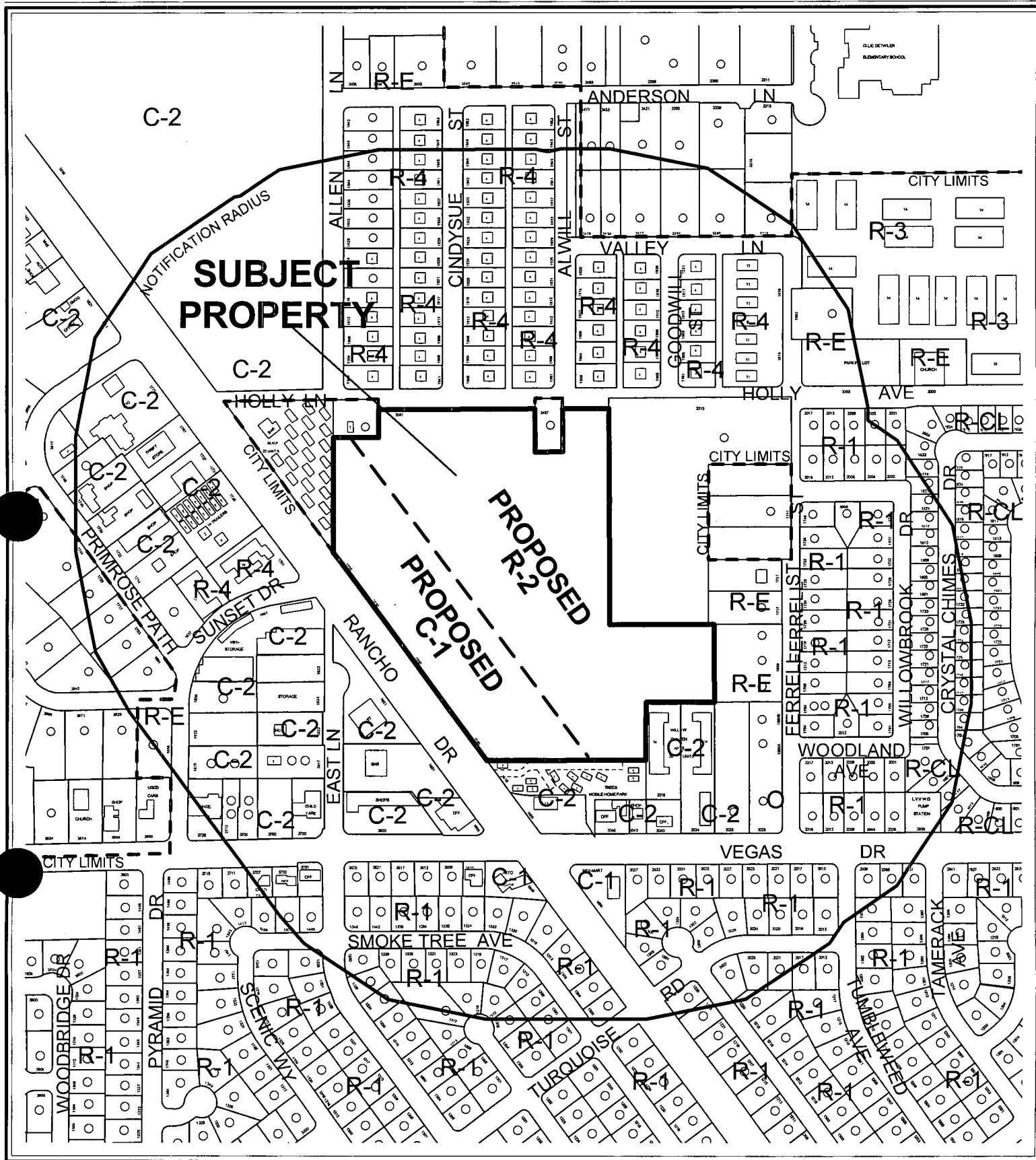
(3:31 – 3:33)

4-1608

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.
2. A Site Development Plan Review application approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.
3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.



CASE: ZON-3420

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE HOME PARK) AND U (UNDEVELOPED) ZONE M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3420 - CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.
2. A Site Development Plan Review application approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.
3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the zoning classification of properties located near the northeast corner of Rancho Drive and Vegas Drive. A related General Plan Amendment (GPA-3418) will also be considered on this agenda.

BACKGROUND INFORMATION

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for M (Medium Density) Residential land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 01/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-3418).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #31/ar).

DETAILS OF APPLICATION REQUEST

	YES	NO
Study Area		
Rancho/Charleston Study Area		
Kyle Canyon		
Rancho Corridor	X	
Bonanza Corridor		

INTERAGENCY ISSUES

Because there are no specific development plans for this site, staff is unable to determine if this proposed General Plan Amendment and its companion rezoning would be considered a Project of Regional Significance as defined in Ordinance No. 5477. A condition has been placed on this application requiring an impact report to be prepared if warranted by proposed future development.

DETAILS OF APPLICATION REQUEST

Until 1963, the area known as the Rancho Corridor had been under the jurisdiction of Clark County. While the area was in the County, a zoning action created a continuous strip of C-2 (General Commercial) zoning along a majority of Rancho Drive, from approximately Vegas Drive to the northern city limits of Moccasin Road. In 1963, an act of the State Legislature transferred the properties and their County-assigned zoning districts to the jurisdiction of the City of Las Vegas. In 1992, the City of Las Vegas Planning Commission approved the three Land Use Sector Maps of the General Plan. In many cases, the land uses designated by the General Plan for the properties along Rancho Drive conflict with the existing "strip" C-2 (General Commercial) zoning created by the County action. In an effort to resolve this conflict, the City Council gave staff two directives: The first was an interim measure that directs staff that the General Plan designations, not the zoning classifications, are to be used as the basis for guiding growth along the Rancho Corridor. The second directive given to staff was to review the existing General Plan designations and zoning classifications and recommend appropriate General Plan Amendments and zone changes in an effort to resolve the conflict between the land use plan and the zoning map.

The initial intent of the Rancho Corridor land use study was a City-initiated rezoning of all properties along Rancho to zoning classifications, which conformed to the General Plan designation of each individual property. However, a review of the Plan designations in the area indicated that simply matching the zoning to the designation would lead to several instances of incompatible zoning being adjacent to residential uses. Therefore, staff has decided to proceed with an alternative that rezones property that is zoned C-2 (General Commercial) [or split between C-2 (General Commercial) and R-E (Residence Estates)] and located adjacent to existing residential uses to a district that is more compatible with adjacent uses

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

City staff is proposing a General Plan Amendments for this property (GPA-3418). If the Amendments are approved as recommended by staff, the proposed zone changes will be in compliance.

Additionally, the rezonings proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3, which states that special area plans should be prepared, adopted and implemented where more detailed planning is needed.

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

The designations allowed by the proposed rezoning will be compatible with the existing adjacent land uses or zoning districts because they will buffer residential properties from Commercial areas that could be developed with uses that are not compatible with residential development.

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

The proposed rezoning will provide appropriate land uses along the Rancho Drive corridor and will not compromise the integrity of the General Plan, if the City Council adopts the proposed land use pattern for the Rancho corridor. The proposed rezoning is the appropriate implementation.

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.”**

The existing roadways in the area will be adequate in capacity to accommodate the expected traffic generated by the uses allowed within the General Plan Designations. Rancho Drive is a Primary Street and has the capacity to accommodate the anticipated traffic. Average Daily Trips (ADT) for Rancho Drive is 42,313 at Vegas Drive, and for Vegas Drive are 14,725 at Rancho Drive.

NOTICES MAILED 279 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3420** APN: **139-20-411-015**

Name of Property Owner: **RANCHO DRIVE PARTNERSHIP**

Name of Applicant: **CITY OF LAS VEGAS**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: _____

ANDREW P. REED

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



ZON-3420 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3420 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda – Request for Withdrawal without Prejudice by Phil Davis
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 24

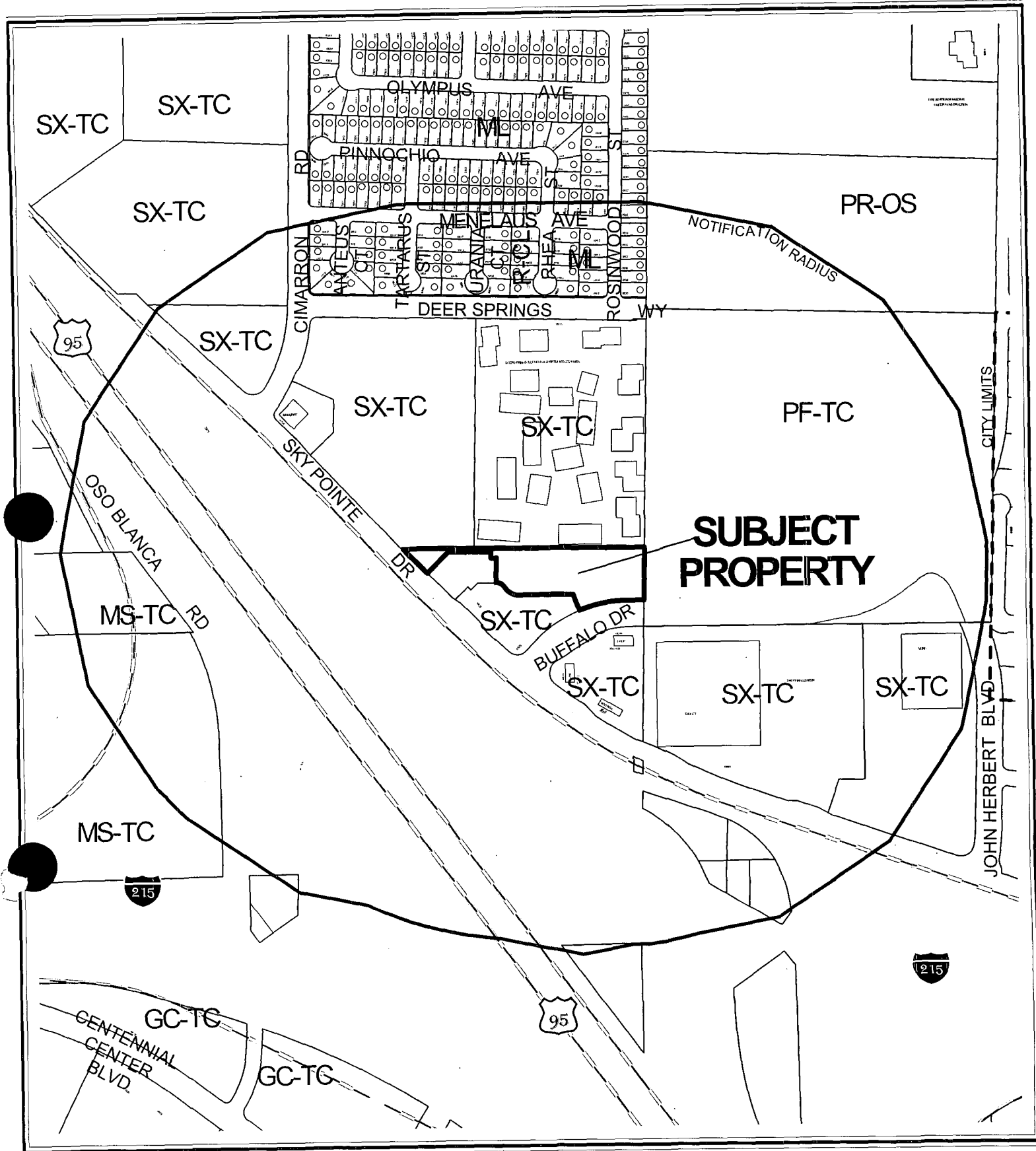
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



CASE: **GPA-3439**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

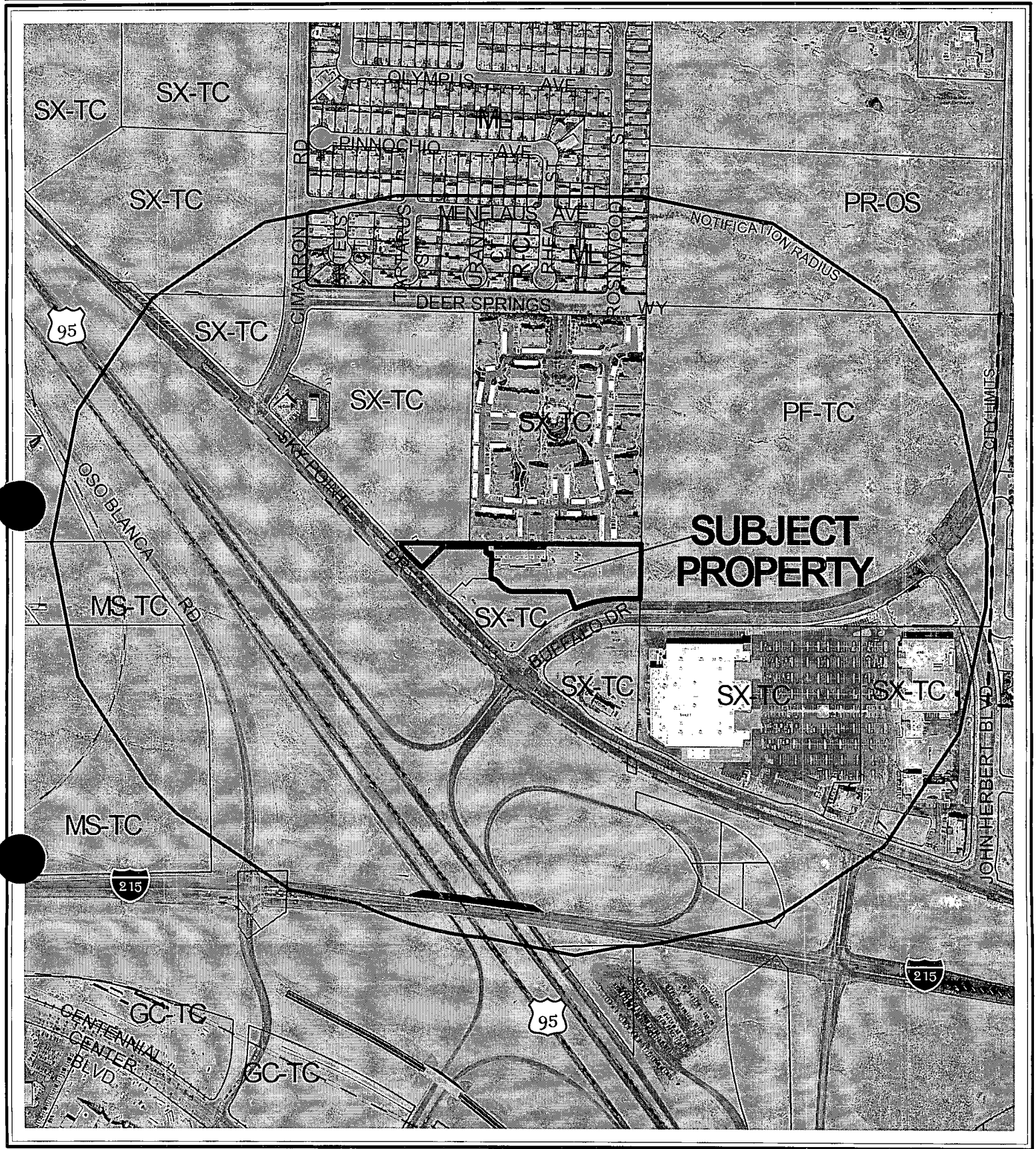
SX-TC (SUBURBAN MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

102





CASE: GPA-3439

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY
COMPANY ON BEHALF OF PHILIP H. DAVIS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Skypoint Drive and Buffalo Drive from SX-TC (Suburban Mix-Town Center) to SC-TC (Service Commercial- Town Center). Companion applications for Automotive Repair, Minor (SUP-3440 and SUP-3540) and a site development plan review (SDR-3441) were filed with this Plan Amendment application.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial/ Office).
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. The area where this proposed plan amendment is located is shown as TC (Town Center) land use. The Planning Commission and Staff recommended approval.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and Staff recommended approval.
- 11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. The Town Center Development Standards details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.
- 04/04/01 The City Council approved the expansion of Town Center (GPA-0039-00) on the Northwest (later the Centennial Hills) Sector Land Use Plan. The subject properties are located within the Town Center district. The Planning Commission and Staff recommended approval.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan (GPA-1392). The Planning Commission and Staff recommended approval.
- 02/19/03 The City Council approved an update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-1417) of the city of Las Vegas General Plan. On this map, the subject properties were designated for SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission and Staff recommended approval.

- 03/05/03 The City Council adopted the last update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-0039-02). At the time of that update the area of this proposed amendment was shown to have the SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission recommended approval and Staff recommended denial.
- 01/22/04 The Planning Commission recommended denial of a related Site Development Plan Review (SDR-3441) and Special Use Permits (SUP-3440 and SUP-3540).
- 01/22/04 The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #24/kcw).

DETAILS OF APPLICATION REQUEST

Site Area: 2.81 Acres

Subject Property Vacant

North Vacant, Multi-family

South Vacant, Commercial

East Vacant

West US-95

PLANNED LAND USE

Subject Property SX-TC (Suburban Mixed Use - Town Center)

North SX-TC (Suburban Mixed Use - Town Center)

South SX-TC (Suburban Mixed Use - Town Center)

East PF-TC (Public Facility - Town Center)

West US-95

EXISTING ZONING

Subject Property C-2 (General Commercial), Resolution of Intent to T-C (Town Center)

North T-C (Town Center)

South C-2 (General Commercial), Resolution of Intent to T-C (Town Center)

East T-C (Town Center)

West US-95

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>	X	
Town Center	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

DEFINITIONS

TC (Town Center)

The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: malls facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

SC (Service Commercial- Town Center)

The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that primarily serve the northwest area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public / semi-public uses. This category also includes office centers having professional and business services. These uses shall not exceed two stories in height.

SPECIAL PLAN AREA

The subject site is located within the Centennial Hills Town Center area. The effect of this Special Plan Area on this application and the area affected by this application is required conformance by development to the Town Center Development Standards Manual.

ANALYSIS

The location proposed land use plan amendment is the northeast corner of Buffalo Drive, a 100 foot Town Center Primary Arterial, and Skypoint Drive, a 90 foot Town Center Loop Road, as described in the Town Center Development Standards Manual.

A proposed park is immediately to the east of the parcel in question and the parcel shares a property line with a multi-family development to the north. Considering the closeness of these two uses to the subject property there are uses permitted by the SC-TC that would not be and could not be made to be compatible with a park or a multi-family development. Some of the automotive uses permitted in Town Center are permitted in SC-TC. Such uses have high intensity lighting, loud noises, and unpleasant odors that would not be appropriate in the proximity of residential development.

It is for this reason that the Service Commercial Land Use District was located around the interchange of Durango Drive/ US 95. The areas of Service Commercial have streets that separate the uses permitted in SC-TC from the residential areas around Town Center. The separation buffers the noise, light, and odors of the automotive uses from residential development.

The proposed change of land use from SX-TC (Suburban Mixed Use – Town Center) to SC-TC (Suburban Mixed Use – Town Center) is unnecessary as the majority of the uses permitted in SX-TC (Suburban Mixed Use – Town Center) are permitted in SC-TC (Suburban Mixed Use – Town

Center). There are two uses that distinguish the difference between SX-TC (Suburban Mixed Use – Town Center) and SC-TC (Suburban Mixed Use – Town Center): in SX-TC (Suburban Mixed Use – Town Center) medium density residential is permitted and SC-TC (Suburban Mixed Use – Town Center) permits the automotive uses that are part of this proposal. The residential is needed to minimize the distance between jobs and residential areas of greater density.

FINDINGS

Title 19.18.030.I requires that the following conditions 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.**

The uses that are available under GC-TC are too intense and incompatible with the residential and public uses to the north and east of the subject parcel.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning of T-C (Town Center) is applied to all of the parcels within the boundaries of Town Center. Uses that are possible in Town Center are associated with the land use districts described in the Town Center Development Standards Manual and the Centennial Hills Sector Plan.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

With the existing development to the north and south of the subject parcel the utilities, fire and police services are currently in place and available to this site or will be in the near future.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

Removal of the residential component is inconsistent with Policy B1 of the Centennial Hills Sector Plan that calls for the provision of a variety of residential environments having an urban, suburban, and rural character. Lack of residential is inconsistent with Policy B3 of the Centennial Hills Sector Plan that states that multi-family residential development should be in Town Center. The proposal is inconsistent with Policy B4 of the C Centennial Hills Sector Plan in that the approval of this General Plan Amendment will destabilize the balance of commercial and residential uses that is fundamental to the success of the overall objectives of the Town Center concept.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/23/03 The required neighborhood meeting was held with only the applicant and City staff in attendance.

PLANNING COMMISSION ACTION

There were two speakers in opposition to this project at the Planning Commission hearing.

NOTICES MAILED: 83 by Planning Department

APPROVALS: 0

PROTESTS: 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3439** APN: 125-21-711-004

Name of Property Owner: Centennial Court LLC

Name of Applicant: CENTENNIAL COURT LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____ **X** No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

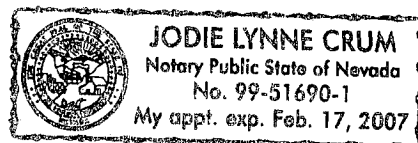
Signature of Property Owner/Authorized Agent: MARGIE

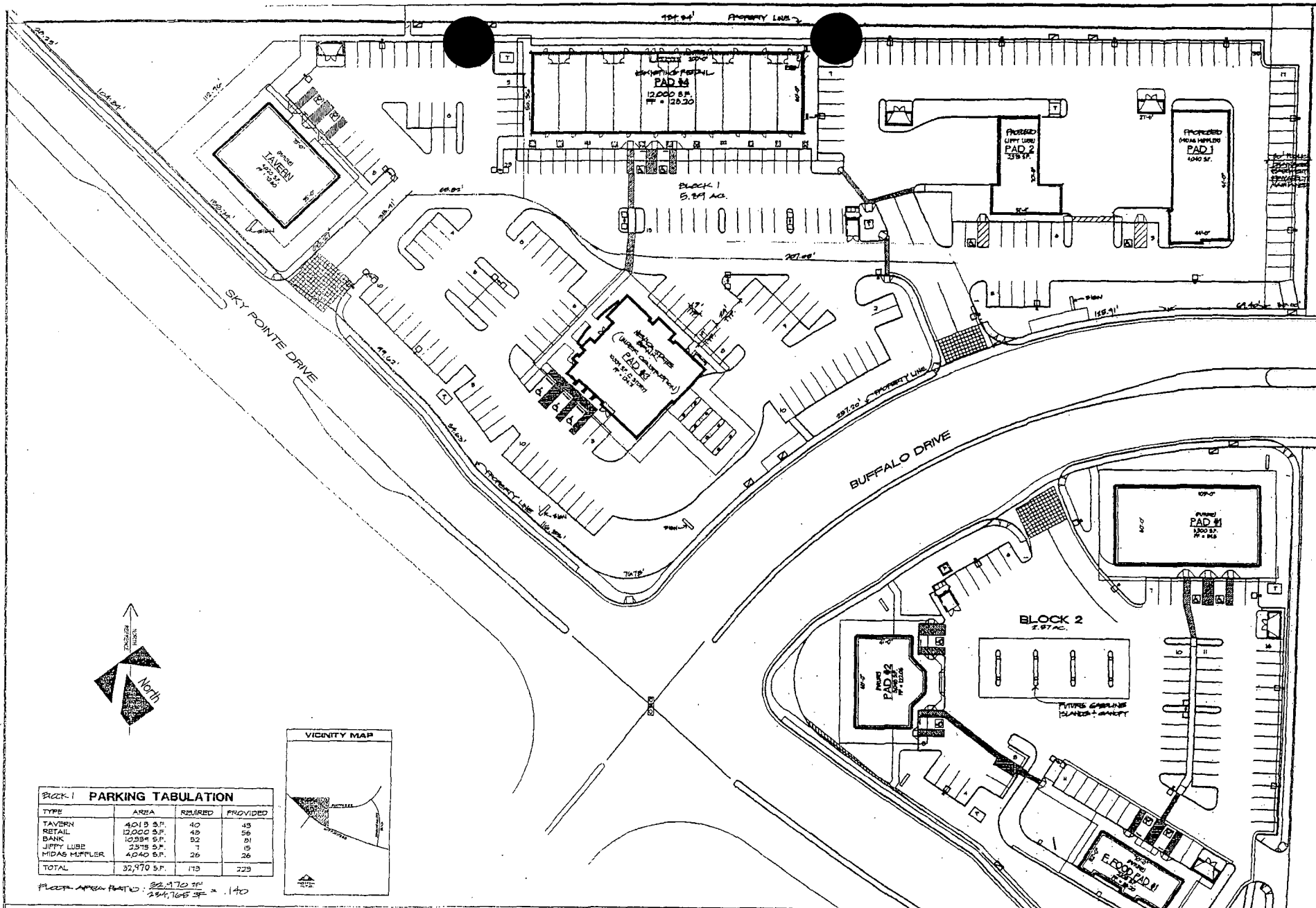
Print Name: Philip H. Davis

Subscribed and sworn before me

This 21st day of November, 2023

Notary Public in and for said County and State





BLOCK 1 PARKING TABULATION

TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4,013 S.F.	40	43
RETAIL	12,000 S.F.	48	56
BANK	10,034 S.F.	52	61
JIFFY LUBE	2,578 S.F.	7	15
HIDAS MEFFLER	4,040 S.F.	26	26
TOTAL	32,670 S.F.	173	223

FLOOR AREA RATIO: $\frac{32,670 \text{ SF}}{244,765 \text{ SF}} = .140$

SITE PLAN (BLOCK 1)

ALL DIMENSIONS AND NOTED MATERIALS ARE APPROXIMATE. THE DRAWING AND INFORMATION HEREON IS THE PROPERTY OF THE ARCHITECT AND THE USER SHALL NOT BE REPRODUCED, USED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. "NADTEL" SHALL, ALSO, ALL RIGHTS RESERVED.

GPA-3439
STAFF 01-22-04 PC

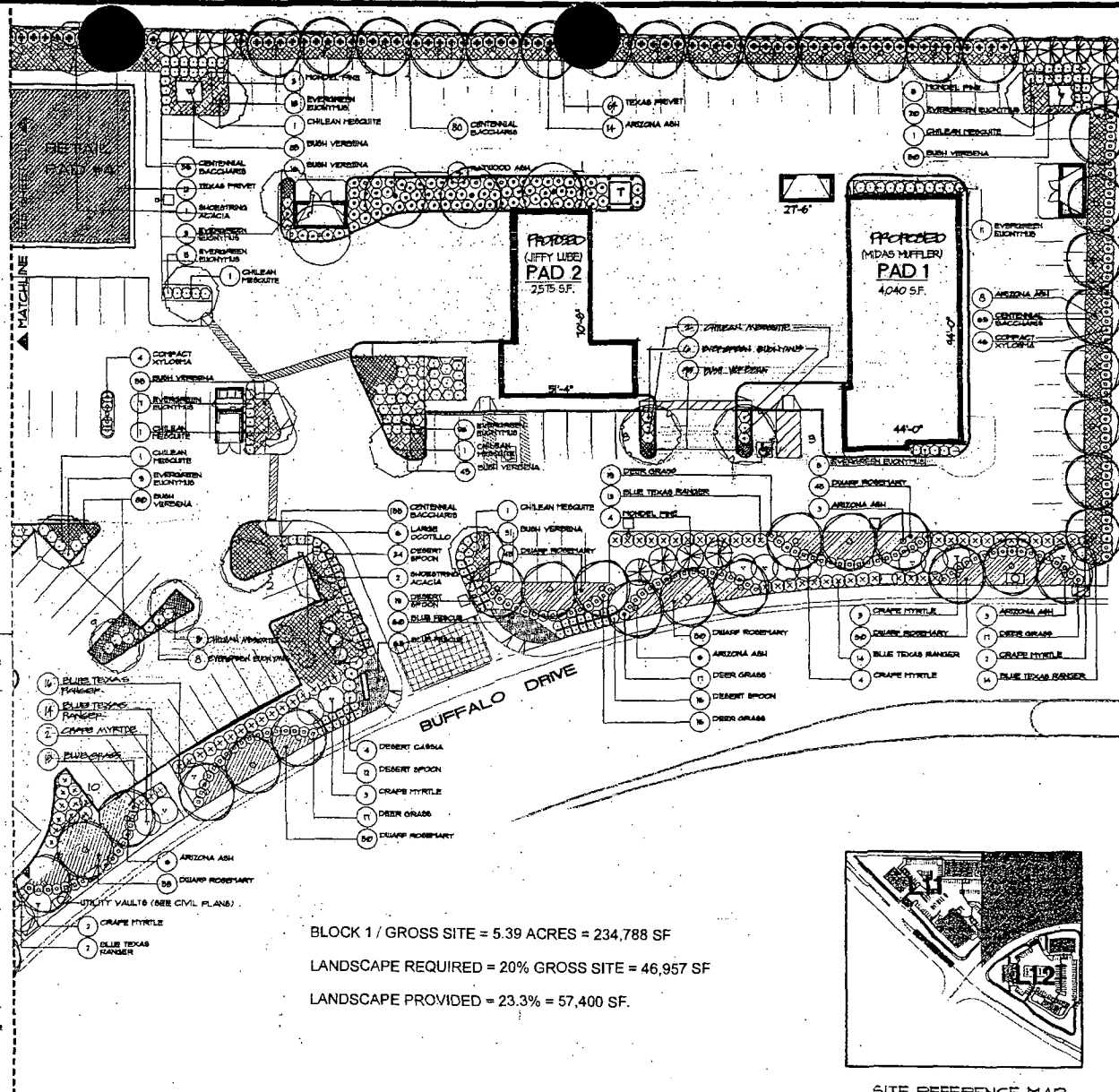
PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
SHOWBERRY ACACIA	ACACIA STENOPHYLLA	24" BOX	38'-0" O.C.	
ARIZONA ASH	FRAXINUS VELUTINA	24" BOX	38'-0" O.C.	
BRADSHAW PEAR	PYRUS CALLERYANA BRADSHAW	24" BOX	AS SHOWN	
THORNLESS CHILEAN HESQUITE	PROSORPIS CHILENSIS	24" BOX	AS SHOWN	
RAYWOOD ASH	FRAXINUS ANGUSTIFOLIA RAYWOOD	24" BOX	AS SHOWN	
MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	32" B/TAL	AS SHOWN	
DATE PALM	PHOENIX DACTYLIFERA	18" B/TAL	AS SHOWN	
RED GRANDE ASH	FRAXINUS VELUTINA RED GRANDE	24" BOX	38'-0" O.C.	
MONDEL PINE	PINUS MONDELICANA	6" HT.	10'-0" O.C.	
BEHNSHOLE GRAPE HYDRATEL	LAGERSTROEMIA NODICA BEHNSHOLE	5 GAL.	8'-0" O.C.	MULTI-STEP
BLUE TEXAS RANGER	UNIONVILLIUM LARGENTUM	5 GAL.	4'-6" O.C.	
DEER GRASS	MULLENBERGIA PLENSIS	5 GAL.	4'-6" O.C.	
FAIRY DUSTER	CALLIANDRA CALIFORNICA	5 GAL.	3'-6" O.C.	
DESERT CASSIA	SENNA NEROPHYLLA	5 GAL.	4'-6" O.C.	
DESERT OPOON	DAULNYLON WHEELERII	5 GAL.	3'-6" O.C.	
LARGE OGOTELLO	FOUGERIA OPLENDENS	5 GAL.	6'-0" O.C.	
CONTACT XYLARIA	XYLARIA CONGESTA CONTACTA	5 GAL.	3'-6" O.C.	
CLARA INDIAN HATHORN	RIAPAROLIS NODICA CLARA	5 GAL.	3'-6" O.C.	
EVERGREEN EUCENTIS	EUCENTIS JAPONICA	5 GAL.	3'-6" O.C.	
TEXAS PRIVET	LOUTUM JAPONICUM TEXAS	5 GAL.	4'-6" O.C.	
DUARF BURFORD HOLLY	ILEX CORNATA BURFORD HOLLY	5 GAL.	3'-6" O.C.	
CENTRAL BACCHARIS	BACCHARIS CENTRALIS	1 GAL.	3'-6" O.C.	TR. SPACING
DUARF ROSEBERRY	ROSEBERRY OTONALIS DUARF	1 GAL.	3'-6" O.C.	TR. SPACING
RED YUCCA	HEPERALOE PARVIFOLIA	1 GAL.	3'-6" O.C.	TR. SPACING
BLUE PECQUE	PERSTICA OVINA GLAUCA	1 GAL.	3'-6" O.C.	TR. SPACING
BUSH VERBENA	VERBENA RESIDA	1 GAL.	3'-6" O.C.	TR. SPACING

ROCK MULCH
PLANTER BEDS - ROCK MULCH
INSTALL 1/4" CRANESIDE RED ROCK MULCH - OR APPROVED EQUAL IN ALL PLANTER BEDS UNLESS OTHERWISE INDICATED. INSTALL TO A COMPACTED DEPTH OF 3"

GENERAL NOTES: LANDSCAPE PLAN

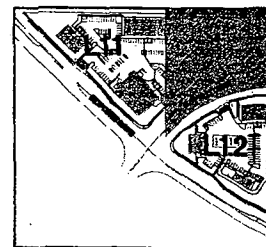
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 2 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS TO BE CONTAINED WITHIN A ROCK BED, UNLESS NOTED OTHERWISE.
- SEDG EDGE TO BE NO LESS THAN 2" AND NO MORE THAN 1/4" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE UNDESIRABLE COVER OCCURS, PLANT TO LISTS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBSTITUTIONS WITHOUT WRITTEN APPROVAL THAT DO NOT CORRELATE WITH THE DRAINAGE AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE STEPS MAY BE REQUIRED TO BE REPLACED WITH MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAINAGE.
- 8-1 WEEKS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL PLANT MATERIAL TO LANDSCAPE ARCHITECT FOR REVIEW. ONCE CONTRACTOR HAS RECEIVED APPROVAL OF LANDSCAPE ARCHITECT, CONTRACTOR IS ENCOURAGED TO SECURE ALL MATERIAL.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING, IF PLANT MATERIAL VARIETIES AND SIZES ARE UNAVAILABLE. CONTRACTOR MAY, AND IS ENCOURAGED TO, OBTAIN POSSIBLE PLANT SUBSTITUTIONS WITH SIMILAR CHARACTERISTICS TO ORIGINALLY SPECIFIED PLANT THAT ARE MORE READILY AVAILABLE.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY CONDITIONS THAT MAY BE DETRIMENTAL TO LANDSCAPE AND IRRIGATION INSTALLATION AND/OR PERFORMANCE.
- CONTRACTOR SHALL PERFORM A DRAINAGE TEST FOR ALL TREE PITS. CONTRACTOR SHALL FILL TREE PIT WITH WATER AND TEST FOR PENETRATION OVER THE NEXT 24 HOUR PERIOD. IF PENETRATION IS FROM CONTRACTOR SHALL MAKE THE NECESSARY INSTALLATION PRECAUTIONS TO ENSURE ADEQUATE DRAINAGE AS PER PLANTING DETAILS. IF SOIL AND PENETRATION TEST ARE SATISFACTORY FROM CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO DETERMINE BEST POSSIBLE APPROACH TO CORRECTLY AVOID THE PROBLEM.



BLOCK 1 / GROSS SITE = 5.39 ACRES = 234,788 SF

LANDSCAPE REQUIRED = 20% GROSS SITE = 46,957 SF

LANDSCAPE PROVIDED = 23.3% = 57,400 SF.



SITE REFERENCE MAP



Nadel
Architects

REVISIONS
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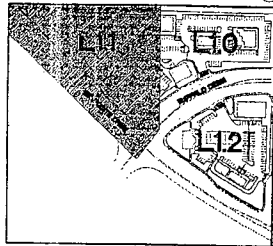
DESIGN & CONSTRUCTION
2000 Campbell Lane, Suite 100, Las Vegas, NV 89102
Tel: 702.735.1100 Fax: 702.735.1101
WWW.NADELARCHITECTS.COM

BUFFALO - SKYPOINTE DRIVE
RETAIL PROJECT
LAS VEGAS, NEVADA

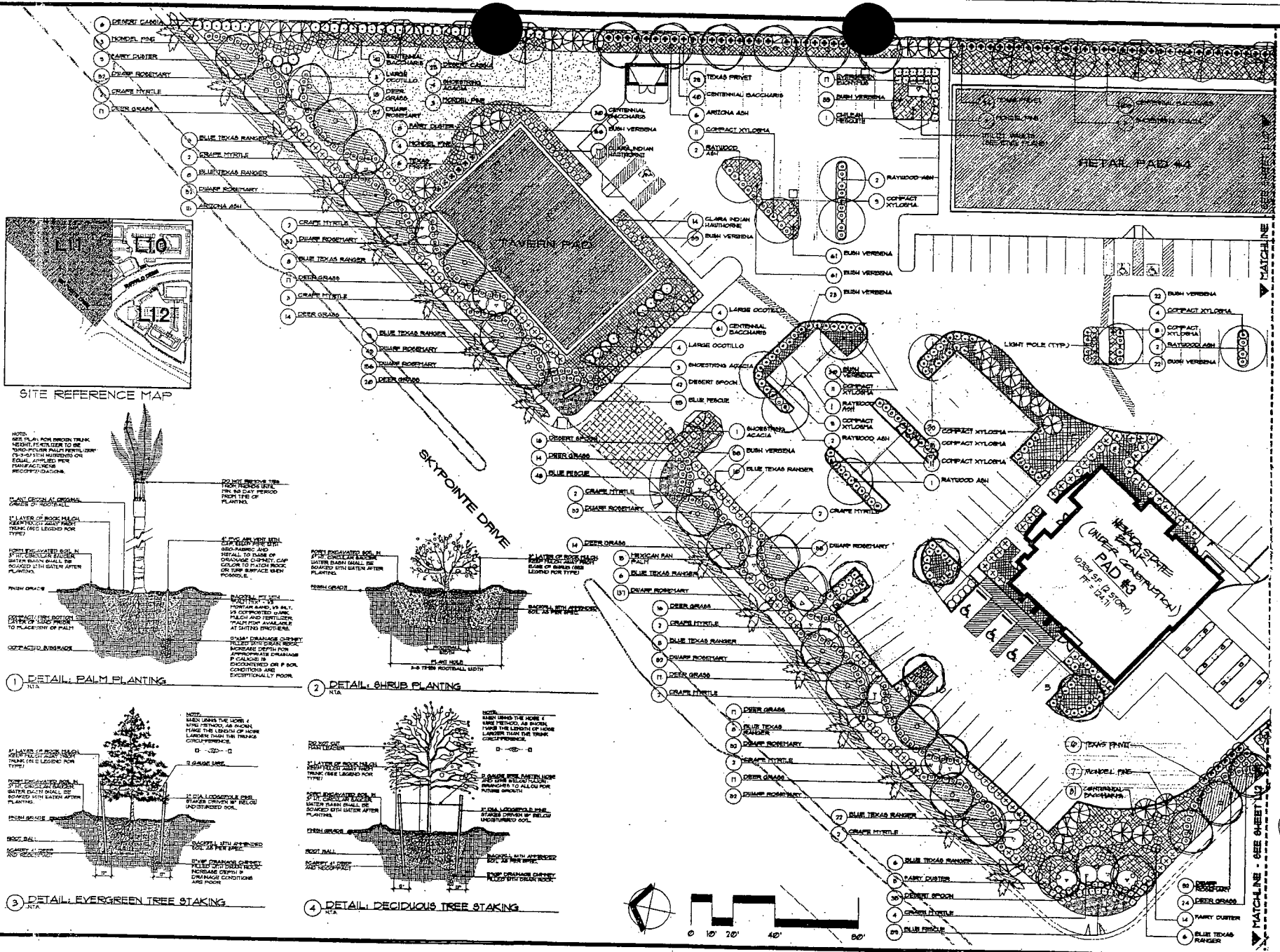
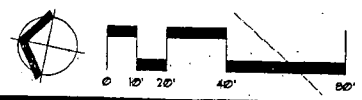
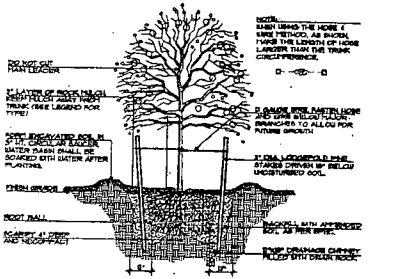
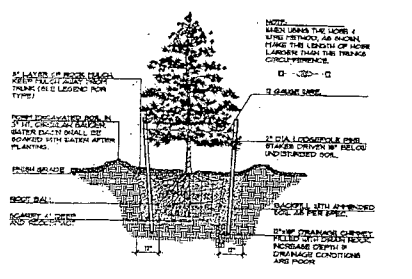
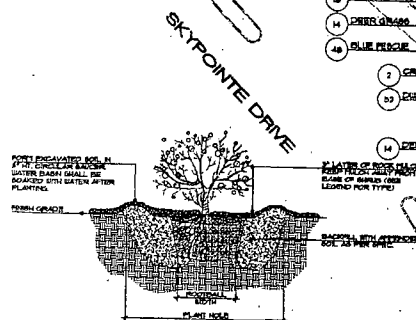
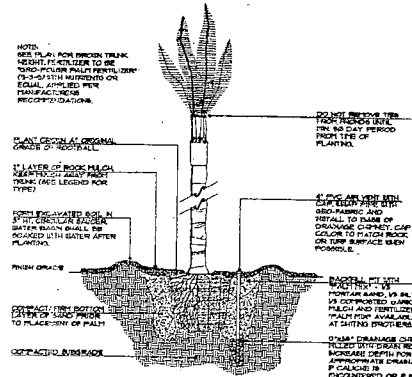


DRAWING THE
PLAYING
PLAN
SCALE 1"=20'
DATE 0-04-0
JOB NO. 01-0300
SHEET
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of sheets

GPA-3439
STAFF 1-22-04 PC



SITE REFERENCE MAP



Nadel

2300 Corporate Oaks Boulevard, Suite 400
Las Vegas, NV 89135
702.731.1300

BUFFALO - SKYPOINTE DRIVE
RETAIL PROJECT
LAS VEGAS, NEVADA

SCALE: 1" = 20'

DATE: 10-04-08

JOB NO.: 01-01300

SHEET: L1.1

STAFF GPA-3439
1-22-04 PC



GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

FEB.17.2004 4:08PM

LOM TRUCK DIVISION

NO.703

P.2/3



February 17, 2004

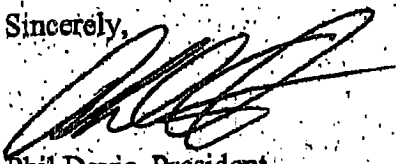
Clark County
Planning Department
500 S. Grand Central Pkwy
Las Vegas, NV

Re: GPA - 3439

Dear Kyle:

I am withdrawing my application GPA-3439 without prejudice. Should you have any questions, please call.

Sincerely,



Phil Davis, President
PHD Properties, Inc.

Submitted after final agenda

Date

2/18/04 Item #102

3225-B S. Rainbow Blvd., Ste 206 • Las Vegas, Nevada 89146

Ph. (702) 873-1167 • Fax: (702) 248-1324

email: phdprpts@aol.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3439 - PUBLIC HEARING - SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Request for Withdrawal without Prejudice by Phil Davis
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 26

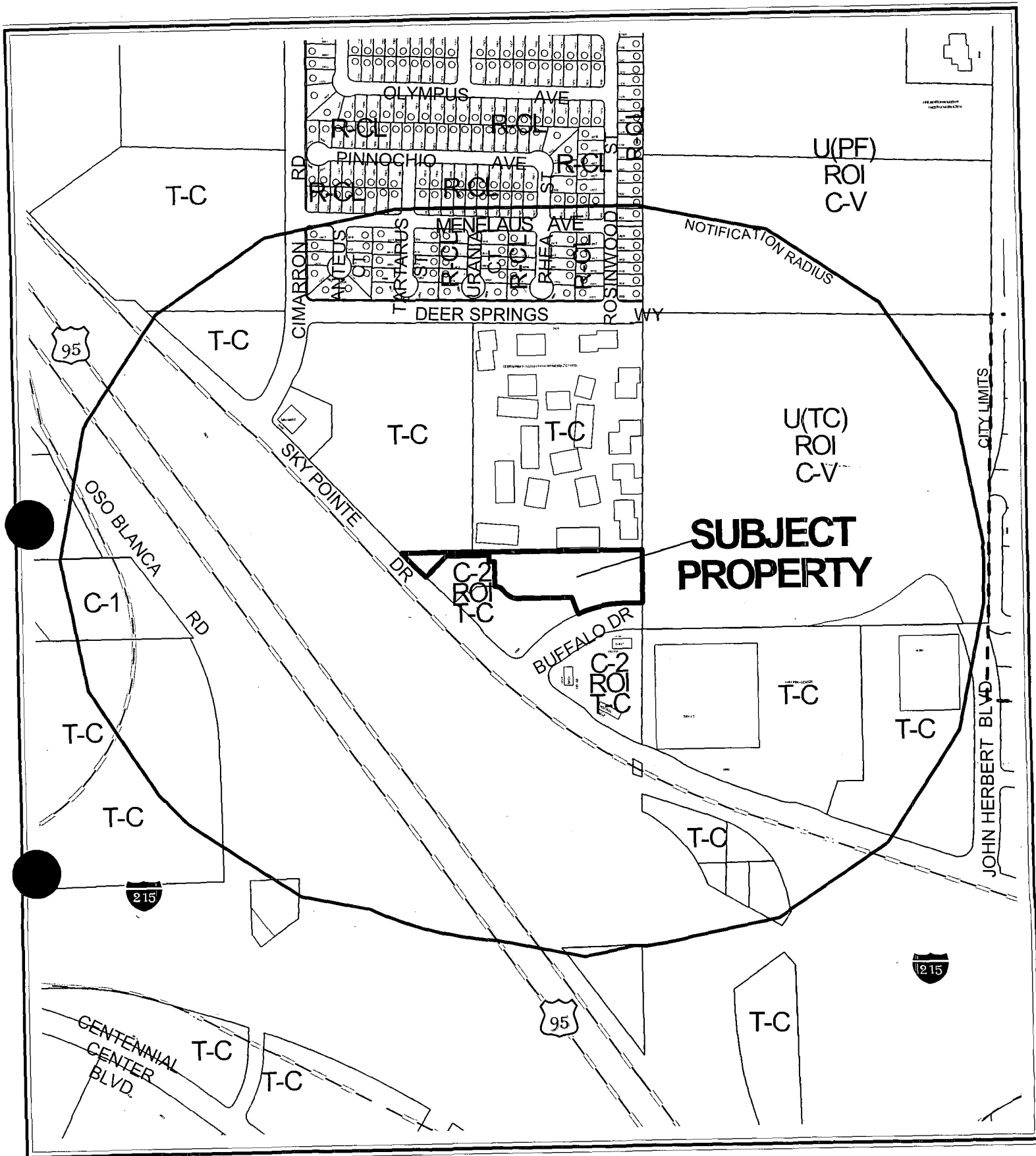
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



CASE: SDR-3441

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A revised site plan shall be submitted to the Planning and Development Department prior to the time of application for a building permit that shows the uses moved up to the landscaping that will separate the use from the street.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
5. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of building permits.

Public Works

6. An update 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 the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. The proposed driveway access located on Buffalo Drive shall be restricted to right-in right-out only traffic movements.
8. If not already constructed by the Master Developer, construct the full width of the driveway connecting this site to the abutting public street (Buffalo Drive) and sufficient on-site paving to allow two-way traffic between this site and Buffalo Drive concurrent with development of this site.

9. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Buffalo/95 (Davis) (A Commercial Subdivision) area.
10. Site development to comply with all applicable conditions of approval for Z-74-99, Buffalo/95 (Davis) commercial subdivision and all subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a site development plan review for 6,615 square feet of commercial buildings proposed on 2.81 acres located at the northeast corner of Skypointe Drive and Buffalo Drive. A General Plan Amendment application (GPA-3439) and two Special Use Permit applications (SUP-3440 and SUP-3540) were filed as companion requests to this application. The Special Use Permits were denied by the Planning Commission and not appealed. Therefore, the uses depicted herein could not be located there without new applications being filed and approved.

B) Applicant's Justification

It is the applicants position that from the growing number of residents in the area of the property that a lube and tune and a muffler and brake replacement facilities will greatly benefit local residents.

The exterior walls of Pad 1 and 2 will be detailed to match the existing retail building and the bank. The proposed project will provide an aesthetically pleasing addition to the center and will be compatible with development in the area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 08/12/99 | The Planning Commission recommended approval of an Annexation [A-37-99(A)] of the 10.22 acres comprising the subject site. Staff recommended approval. |
| 03/01/00 | The City Council approved a Rezoning (Z-0074-99) from C-2 (General Commercial) to T-C (Town Center) and a Site Development Plan Review [Z-0074-99(1)] for a proposed 40,879 square foot commercial center on this site as part of a larger request. The Planning Commission and staff recommended approval. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval. |
| 08/06/02 | The Centennial Hills Architecture Committee (CHARC) approved a Master Sign Plan (CHR-0005-02) for the subject site as part of a larger request. |
| 03/27/03 | The Planning Commission approved a Site Development Plan Review application (SDR-1840) as part of a larger request. Staff recommended denial. |

01/22/04 The Planning Commission recommended denial of a related General Plan Amendment (GPA-3439) and Special Use Permits (SUP-3440 and SUP-3540).

01/22/04 The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #26/kcw).

B) Pre-Application Meeting

11/12/03 The proposed site plan was compared to the previously approved site plan for the larger commercial development and the Town Center development standards. Following the pre-application meeting continued communication between the applicant and Planning and Development Department staff centered around the placement of the buildings on the site.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.81

B) Existing Land Use

Subject Property: Undeveloped with portions of the commercial subdivision under construction.

North: Apartments

South: Under Construction.

East: Undeveloped

West: Undeveloped

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use – Town Center)

North: SX-TC (Suburban Mixed Use – Town Center)

South: SX-TC (Suburban Mixed Use – Town Center)

East: PF-TC (Public Facilities – Town Center)

West: Right of Way

D) Existing Zoning

Subject Property: C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)

North: TC (Town Center)

South: C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)

East: U (Undeveloped) under Resolution of Intent to C-V (Civic)

West: Right of Way

E) General Plan Compliance

The SX-TC (Suburban Mixed Use - Town Center) of the Centennial Hills General Plan allows low to medium intensity retail, office, or other commercial uses similar to the SC-TC (Service Commercial – Town Center) district and is intended to enable development with imaginative adjacency standards. Automotive uses such as proposed are not permitted.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The Town Center District was established to permit and encourage the development of a mixed-use employment center that will provide economic stability and diversification for the City of Las Vegas. The primary objective of the Town Center District concept is to provide employment in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The area around the site was planned with a focus of a live/work environment. Automotive uses were planned elsewhere in Town Center since such uses normally would not be compatible with the residential component of SX-TC.

PROJECT DESCRIPTION

It is proposed that two pads be developed in the eastern portion of the development area at the northwest corner of Skypointe Drive and Buffalo Drive. The pads are planned to be minor automotive repair uses oriented so the overhead doors are not facing the street. Access will be a single driveway off of Skypointe.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.81 acres	Y
Min. Lot Width	100 Feet	125.91 Feet	Y

Min. Setbacks			
• Front	20 Feet	47 Feet	Y
• Side	10 Feet	56 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	60 Feet	Y
Max. Lot Coverage	50 %	5%	Y
Max. Building Height	2 Stories	1 story	Y
Trash Enclosure	Yes	Yes	Y
Loading Zone	Yes	No	N
Mech. Equipment	Screened	Not Shown	Not Shown

The proposal meets or exceeds the requirements for setback and height.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The proposal meets the requirement.
- b) Building setback. The proposal meets the requirement.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Auto Repair Garage, Minor	6,615 SF.	1/200 GFA + 5 Spaces	41	2	66	2

The proposal exceeds the parking requirements of Title 19.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	7 Trees	8

Buffer: • Min. Trees	1 Trees/20 Linear Feet 1 Trees/ 30 Linear Feet	32 Trees	34
• Min. Zone Width • Wall height	8 Feet Rear and Side 8 Feet		10 Not Shown

The proposal meets the requirements for landscaping.

A5) Sign Standards

A master signage plan is on file for this location.

B) General Analysis and Discussion

- Zoning

Auto Repair Minor uses are allowed in SC-TC (Service Commercial - Town Center) planned areas by approval of a Special Use Permit. As the proposed location of the two Auto Repair Minor uses are in a SX-TC (Suburban Mixed- Town Center) designated area a General Plan Amendment must be filed and approved to change the site to SC-TC (Service Commercial - Town Center). A companion General Plan Amendment Application (GPA-3439) has been filed with this application.

- Site Plan

The current design is typical of many commercial developments and offers no contribution to Town Center as a uniquely identifiable area within the City of Las Vegas.

- Waivers

No waivers have been requested with this application.

- Landscape Plan

The elements of the proposed landscaping plan conform to the standards of Title 19.

- Elevation

The elevations are consistent with the current development in the immediate area.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

With the buildings separated from the street by a drive way the proposed development is inconsistent with the Town Center Development Standards. The standards would have the buildings with the same orientation but moved up to the landscaped buffer along the street. The same uses have been located in this manner in other locations such as across the street. This would lessen the impact of the detrimental effects of the uses on the residential development to the north, as the uses would be further apart.

The auto oriented uses are not compatible with the residential use to the north and the park to east this is why automotive uses are not permitted in SX-TC. The noise, hours of operation, odors and traffic associated with the proposed uses will have a detrimental effect on the neighboring uses to the north and east.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed development is not consistent with the General Plan. A General plan Amendment will need to be approved so the proposal can conform to the Plan.

The site plan conforms to the setback and landscaping requirements of Title 19.

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

Access to the pad site is via an internal shopping center drive, which connects to Sky Point Drive, a Town Center Loop Road (90-foot) and Buffalo Drive, a 100-foot wide Primary Arterial roadway as described in the Town Center Development Standards.

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

The proposed project will incorporate appropriate building and landscape materials for the Town Center 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;"**

The proposed development with its large setback will be visually uninteresting and inconsistent with development in the area.

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

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

NOTICES MAILED 83 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3441** APN: _____

Name of Property Owner: CENTENNIAL COURT LLC

Name of Applicant: CENTENNIAL COURT LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

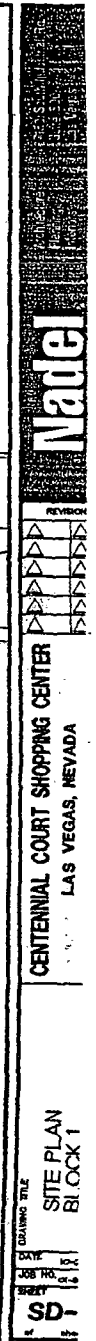
Print Name: _____

Philip H. Davis MANAGER
Philip H. Davis

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



PARKING TABULATION			
TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4013 S.F.	40	45
RETAIL	12,000 S.F.	48	56
BANK	12,331 S.F.	52	61
JIFFY LUBE	2,578 S.F.	7	15
MIDAS MUFFLER	4,040 S.F.	26	26
TOTAL	32,970 S.F.	173	203

SITE PLAN (BLOCK 1)

STAFF SDR-3441
01-22-04 PC

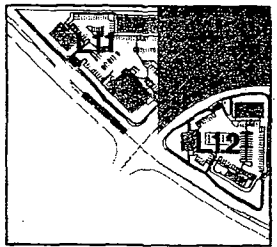
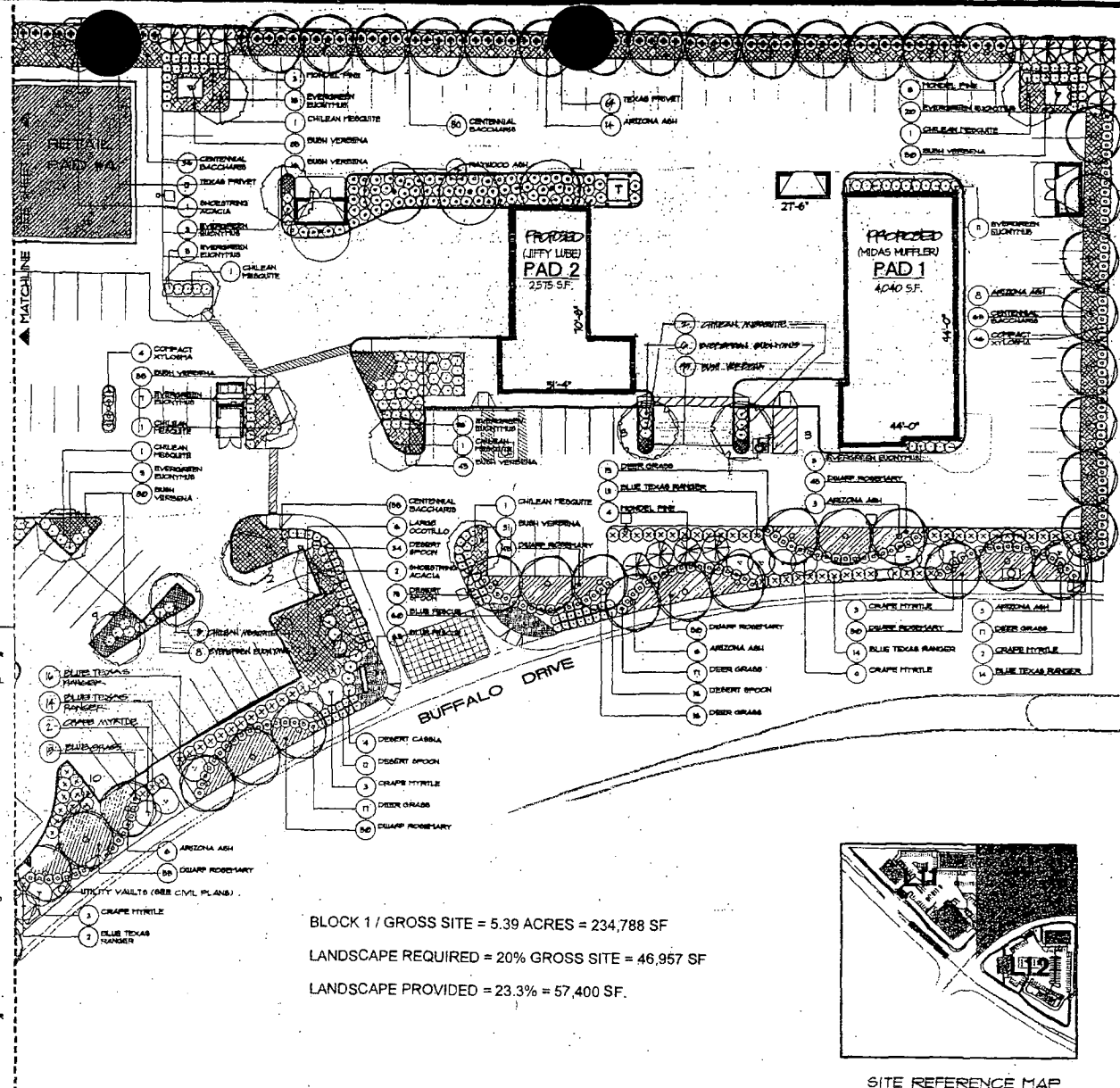
PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
SHOEBRING ACACIA	ACACIA STEPHENNYA	7'4" BOX	28'-0" O.C.	
ARIZONA ASH	FRAXINUS VELUTINA	7'4" BOX	28'-0" O.C.	
BRADSHAW YEW	PIPER CALIFORNIANA BRADSHAW	7'4" BOX	AS SHOWN	
HERNANDEZ CHILEAN PERSICUTIA	PHOSNUS CHILENSIS	7'4" BOX	AS SHOWN	
MATUCCO ASH	FRAXINUS ANGUSTIFOLIA MATUCCO	7'4" BOX	AS SHOWN	
HEMLOCK FERN PALM	WAXWINGSTONIA ROBERTA	32" B.T.H.	AS SHOWN	
DATE PALM	PHOSNUS DACTYLIFERA	32" B.T.H.	AS SHOWN	
RED GRANDE ASH	FRAXINUS VELUTINA RED GRANDE	7'4" BOX	30'-0" O.C.	
MONDEL PINE	FINUS EDGARICA	8' HT.	10'-0" O.C.	
SEMIWIDE CHAPEL MYRTLE	LACERTRODIA NOCA SEMIWIDE	8' GAL.	8'-0" O.C.	MULTI-STEM
BLUE TEXAS RANGER	LEUCOPHYLLUS LARVATUS	8' GAL.	4'-0" O.C.	
DEER GRASS	FLUA ENDERBIA ROSENA	5' GAL.	4'-0" O.C.	
FAIRY DUSTER	GALLIANDRIA CALIFORNIA	5' GAL.	3'-0" O.C.	
DESERT CANNIA	SEDNA NEMOPHILA	5' GAL.	4'-0" O.C.	
DESERT SPONCH	DIABLYNCHUS VACCINIA	5' GAL.	3'-0" O.C.	
LARGE GOOTLE	FOUGHERIA SPLENIDENS	5' GAL.	4'-0" O.C.	
COMPACT XTLOCTA	XTLOCTA COGESTENS COMPACTA	5' GAL.	3'-0" O.C.	
CLARA INDIAN HAWTHORN	RAHAWORTHIA NOCA CLARA	5' GAL.	3'-0" O.C.	
EVERGREEN SCOUTS	ELUCYNTHUS JAPONICA	5' GAL.	3'-0" O.C.	
TEXAS PRIVET	LOUBERTIA JAPONICA TEXAS	5' GAL.	4'-0" O.C.	
DUARF BURNFORD HOLLY	SEX COSMIA BURNFORDIANA	5' GAL.	3'-0" O.C.	
CENTRAL BACCHARD	BACCHARDIA CENTRALIA	5' GAL.	3'-0" O.C.	
DUARF ROSEMARY	KOTANUS OPENUS ROSEMARY	5' GAL.	3'-0" O.C.	THE SPACING
RED YUCCA	HESPERALOE PARVIFOLIA	5' GAL.	3'-0" O.C.	
BLUE PERSICUTIA	PERSTICA OVINA GLAUCA	5' GAL.	1'-0" O.C.	THE SPACING
BUSH VERBENA	VERBENA ROSEA	5' GAL.	1'-0" O.C.	THE SPACING

ROCK MULCH
PLANTER BEDS - ROCK MULCH
INSTALL 3/4" GRANULET RED ROCK MULCH - OR APPROVED EQUAL IN ALL PLANTER BEDS UNLESS OTHERWISE INDICATED. INSTALL TO A CONTRACTED DEPTH OF 3"

GENERAL NOTES: LANDSCAPE PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. IF UTILITIES ARE SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE TO LOCATE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LISTS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT. ALL PLANT MATERIALS TO BE CONTAINED WITHIN A ROCK BED, UNLESS NOTED OTHERWISE.
- RED MULCH TO BE NO LESS THAN 2" AND NO MORE THAN 1" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND COVER OCCURS, PLANT TO LISTS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR QUANTITY OF WORK AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- WHERE UNCHANGED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR GROUND EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- 5-1 WEEKS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOS, NAMES OF ALL PLANT MATERIAL TO LANDSCAPE ARCHITECT FOR REVIEW. ONCE CONTRACTOR HAS RECEIVED APPROVAL OF LANDSCAPE ARCHITECT, CONTRACTOR IS ENCOURAGED TO SECURE ALL MATERIAL.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY, IN WRITING, IF PLANT MATERIAL VARIETIES AND SIZES ARE UNAVAILABLE. CONTRACTOR MAY AND IS ENCOURAGED TO SUBMIT POSSIBLE PLANT SUBSTITUTIONS WITH DETAILS CHARACTERISTIC TO ORIGINALLY SPECIFIED PLANT THAT ARE EASILY AVAILABLE.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND DRAW TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY CONDITIONS THAT MAY BE DETRIMENTAL TO LANDSCAPE AND IRRIGATION INSTALLATION AND/OR PERFORMANCE.
- CONTRACTOR SHALL PERFORM A DRAINAGE TEST FOR ALL TREE PLANT MATERIAL. CONTRACTOR SHALL FILL TREE PIT WITH WATER AND MONITOR PERCOLATION OVER THE NEXT 24 HOUR PERIOD. IF PERCOLATION IS MORE THAN 1" PER HOUR, CONTRACTOR SHALL MAKE THE NECESSARY INSTALLATION MODIFICATIONS TO ENSURE ADEQUATE DRAINAGE AS PER PLANTING DETAILS. IF SOIL AND PERCOLATION TESTS ARE EXCEPTIONALLY POOR, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO DETERMINE BEST POSSIBLE APPROACH TO CORRECT AND/OR IMPROVE THE PROBLEM.



SITE REFERENCE MAP

BLOCK 1 / GROSS SITE = 5.39 ACRES = 234,788 SF
LANDSCAPE REQUIRED = 20% GROSS SITE = 46,957 SF
LANDSCAPE PROVIDED = 23.3% = 57,400 SF.



Nadel

REVISIONS

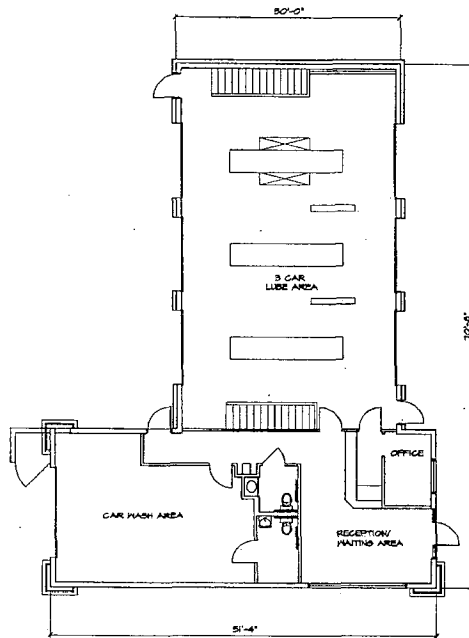
NO.	DATE	DESCRIPTION
1	10-04-0	ISSUED FOR PERMIT

BUFFALO - SKYPOINTE DRIVE
RETAIL PROJECT
LAS VEGAS, NEVADA



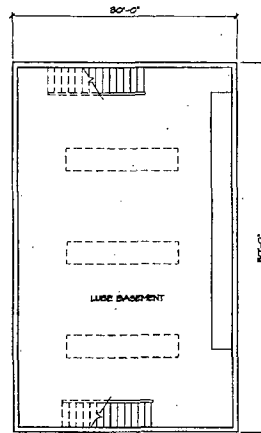
DRAWING TITLE
PLANTING PLAN
SCALE: 1"=20'
DATE: 10-04-0
JOB NO.: 01-0000
SHEET
L1.0

SDR-3441
1-22-04 PC
STAFF

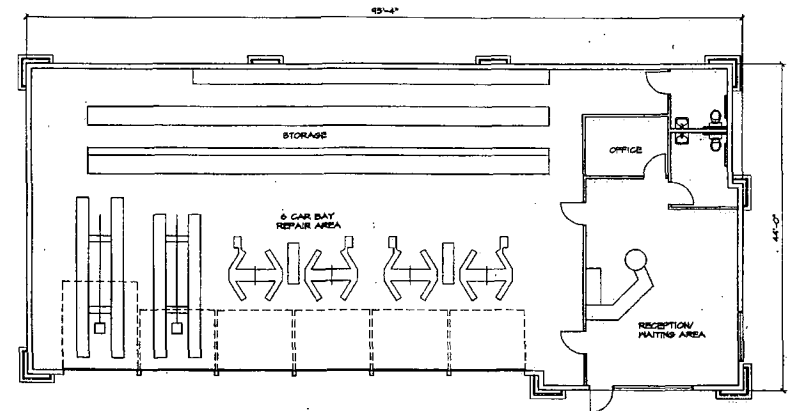


GROUND FLOOR
1/8" = 1'-0"

PAD 2
(LUBE & TUNE SHOP)



BASEMENT



GROUND FLOOR
1/8" = 1'-0"

PAD 1
(MUFFLER SHOP)



FLOOR PLANS - PADS 1 & 2

CENTENNIAL COURT
NEC SKY POINTE DR. & BUFFALO DR.

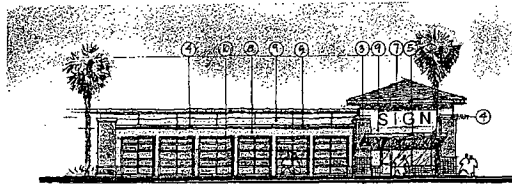
PHD PROPERTIES

DATE: SEPTEMBER 28, 2003
MADEL JOB#: 01213.00

7100 S. INDUSTRIAL RD. SUITE 800
LAS VEGAS, NV 89113
702.695.2000 P:702.698.7100
WWW.MADELARC.COM

Madel Architects Inc
retail

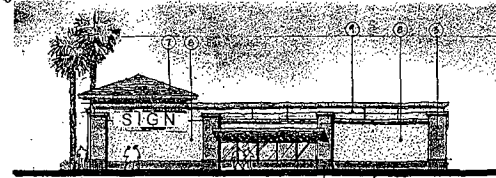
SDR-3441
STAFF 01-22-04 PC



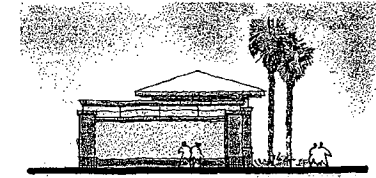
PAD 1
NORTH ELEVATION
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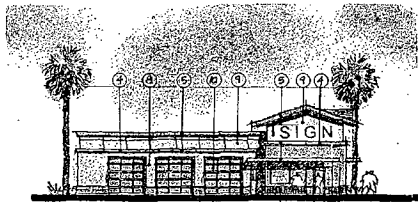
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WEST ELEVATION
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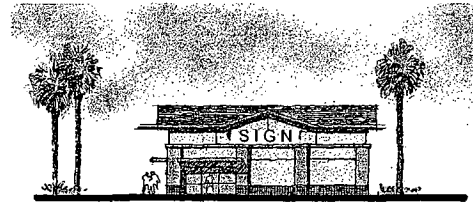
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SOUTH ELEVATION
SCALE 1/16"=1'-0"



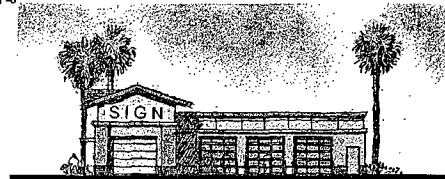
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EAST ELEVATION
SCALE 1/16"=1'-0"



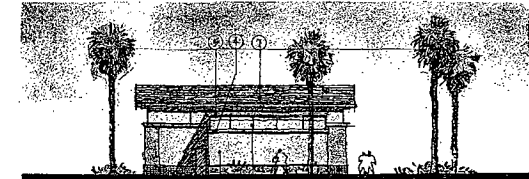
PAD 2
NORTH ELEVATION
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PAD 2
WEST ELEVATION
SCALE 1/16"=1'-0"



PAD 2
SOUTH ELEVATION
SCALE 1/16"=1'-0"



PAD 2
EAST ELEVATION
SCALE 1/16"=1'-0"

ELEVATIONS - PADS 1 & 2

CENTENNIAL COURT PLAZA
BUFFALO DR. & SKY POINTE DR.
LAS VEGAS, NV

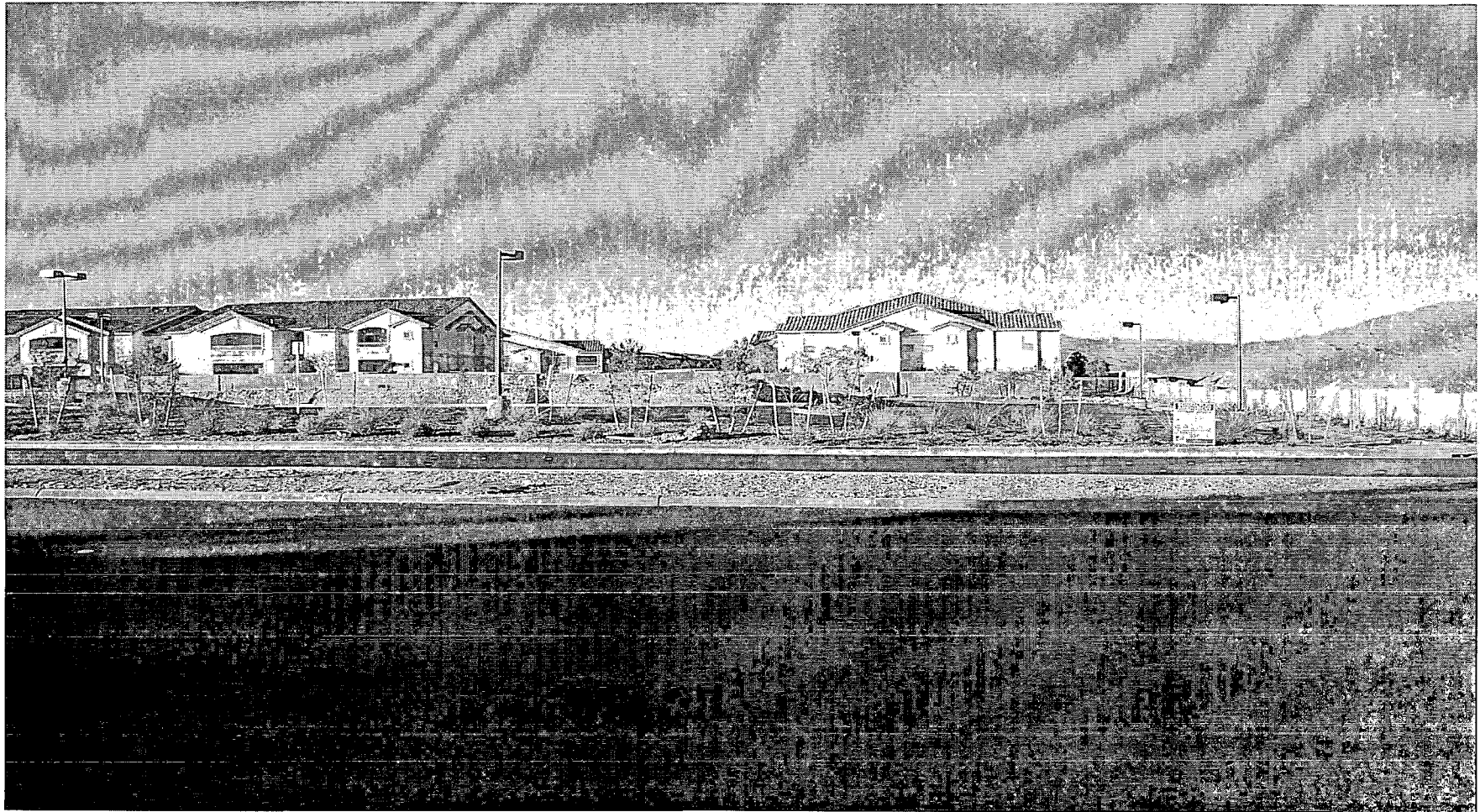
PHD PROPERTIES

DATE: SEPTEMBER 24, 2003
NADL JOB#:

3080 BRISTOL ST., SUITE 500
COSTA MESA, CA 92626
TEL: 714.540.0000 FAX: 714.788.3013
WWW.NADELARCH.COM

Nadel Architects Inc.

STAFF **SDR-3441**
1-22-04 PC



SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



February 18, 2004.

City of Las Vegas
Planning and Development
731 S. 4th Street
Las Vegas, NV

Dear Kyle:

I am withdrawing my applications for SDR-3441, SUP-3440, and SUP-3540 without prejudice. Should you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Davis", written over a horizontal line.

Phil Davis, President
PHD Properties, Inc.

Submitted after final agenda

Date 2/18/04 Item #103

3225-B S. Rainbow Blvd., Ste 206 • Las Vegas, Nevada 89146

Ph. (702) 873-1167 • Fax: (702) 248-1324

email: phdprprts@aol.com