

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE RELATED TO ZON-4082 - PUBLIC HEARING - VAR-4251 -
APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW BUILDING HEIGHTS TO EXCEED THE RESIDENTIAL ADJACENCY STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****3****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letter by Dolores and Robert E. Hogan
5. Submitted after final agenda – Letter from Thomas & Mack Company filed under Item 133 [ZON-4082]

MOTION:

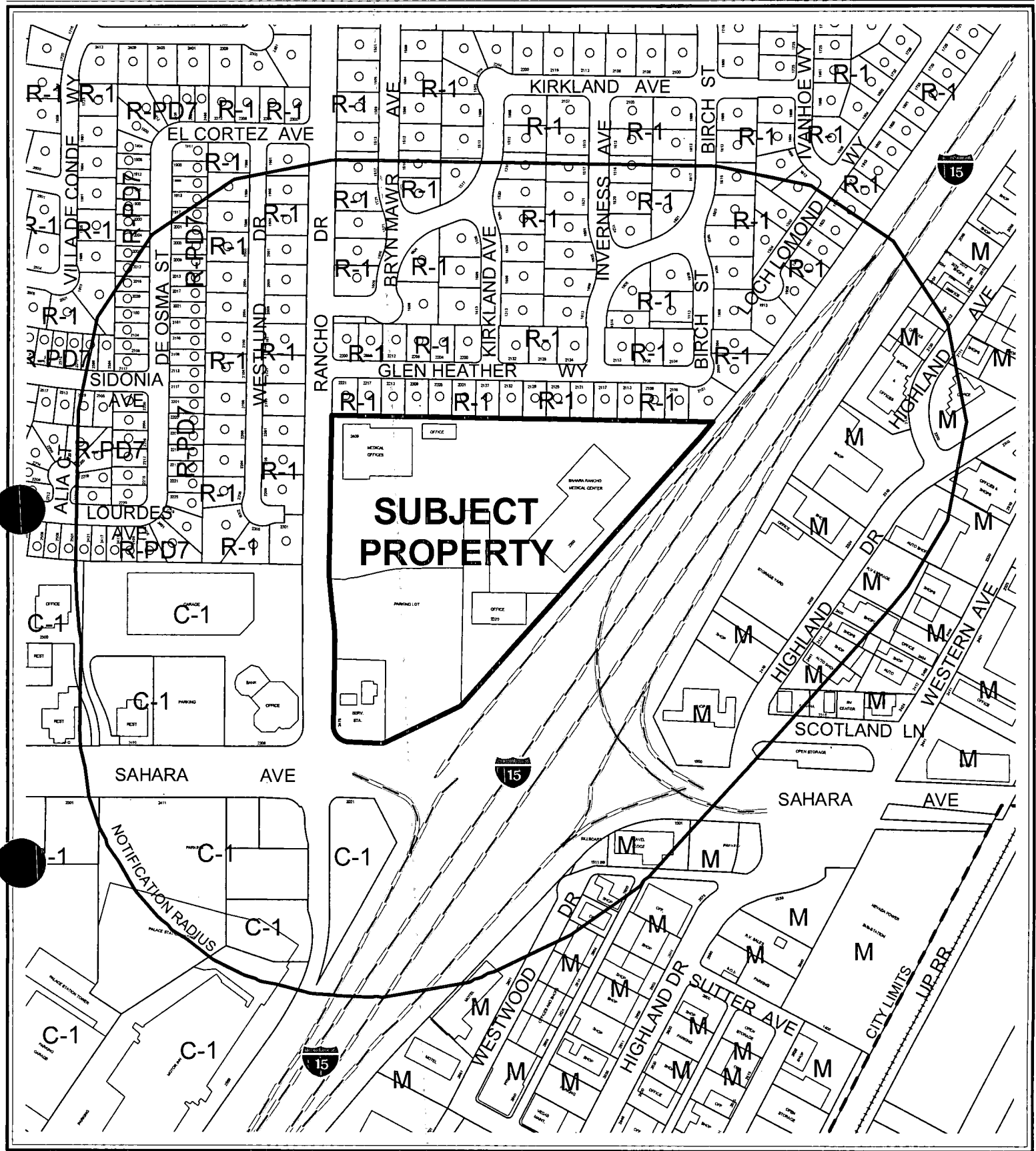
MONCRIEF – ABEYANCE of Item 133 [ZON-4082], Item 134 [VAR-4251], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] to 6/2/2004 NOT TO BE HEARD BEFORE 1:00 P.M. – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 135 [SDR-4086] for related discussion

(1:34 – 1:38)

3-902



CASE: VAR-4251

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



134



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4082) and Site Development Review (SDR-4086).
2. This Variance 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.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Variance from the Residential Adjacency Standards for building heights and setbacks.

B) Applicant's Justification

The applicant's justification of this application is that the proposed project is compatible with the surrounding commercial area and that it will be an attractive addition to the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustment approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.

- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustment approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000 gallon propane tank (existing since 1964) in conjunction with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjuncture with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.

- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustment and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64 (9) and Z-0030-73 (2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/22/04 The Planning Commission recommended approval of related requests for a Rezoning (ZON-4082) from R-3 (Medium Density Residential) to P-R (Professional Office and Parking; a Site Development Plan Review (SDR-4086) for two office buildings with attached parking garages and two restaurant buildings within an existing office complex and a waiver of the Commercial Development Standards; and Special Use Permits (SUP-4089) and (SUP-4090) for restaurant service bars.
- 04/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda item #57/pl)

B) Pre-Application Meeting

No pre-application meeting was held in regards to this application. The applicant was made aware of this application after submittal and analysis of a revised site plan and elevation.

C) Neighborhood Meetings

- 04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Site Development Plan Review (SDR-4086), and Special Use Permits (SUP-4089 and SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way

East: Right of way

West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: L (Low Density Residential)

South: ROW (Right of Way)

East: ROW (Right of Way)

West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)

North: R-1 (Single Family Residential)

South: C-1 (Limited Commercial)

East: I-15

West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan land use designation, per Title 19.02.040(B).

<i>SPECIAL DISTRICTS/ZONES</i>	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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to follow the entire western property line of the subject parcel. Incorporation of the trail into the site plan will be pursuant to the standards set forth by GPA-3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip/ utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

Building	Height	Distance From Residential		Slope	
		Required	Provided	Required	Provided
Tower I	296 Feet	888 Feet	±405 Feet*	1:3	2.2:1
			±635 Feet**	1:3	1.4:1
Tower II	136 Feet	408 Feet	±240 Feet***	1:3	1.7:1

*Distance measured from Tower I to the nearest residential property line located to the northwest of the site (2301 El Camino Avenue).

**Distance measured from Tower I to the nearest residential property line located to the north of the site (Glen Heather Estates).

*** Distance measured from Tower II to the nearest residential property line located to the north of the site (Glen Heather Estates).

- a) Proximity slope. Tower I (296 feet in total height) has been identified as having a 2.2:1 slope in relation to the northern property line and a 1.4:1 slope to the western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as having a 1.7:1 slope in relation to the northern property line of existing single-family residences; therefore it will also require a variance.
- b) Building setback. Tower I (296 feet in total height) has been identified as being located within 888 feet from the northern property line (approximately 635 feet) and western property line (approximately 405 feet) of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as being located within 408 feet from the northern property line (approximately 240 feet) of existing single-family residences; therefore it will also require a variance.

B) General Analysis and Discussion

The requested variance is warranted, based upon the commercial development standards do not curtail building heights and the overall size of the lot. Concerns over the preservation of privacy within rear yards, and potential penetration of noise, glare, and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods. Therefore, staff recommends that a sight line analysis of the visual impacts the towers will have on surrounding residential areas be submitted for review and approval by the Planning Commission and City Council as part of the site plan review.

The applicant has supplied one elevation, which contains a rendering of both towers and an artist's rendering of the entire site. Tower I is depicted as being 296 feet in height and Tower II is shown as being 136 feet in height. Therefore, the required setbacks would be 888 feet and 408 feet respectively. The building heights and setbacks will require a variance from the Residential Agency Standards, due to the proximity of the buildings to existing residential properties.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Due the size of the subject parcel the proposed development would not be able to be redesigned as to maintain the required Residential Agency Standard setbacks. The existence of comparable developments within the immediate area alleviates the uniqueness of the applicant's request. Additionally, the applicant has provided improved landscaping along the northern property line to further screen the adjacent single-family residences. Therefore, staff recommends the approval of this Variance.

NOTICES MAILED 193 by City Clerk

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4251** APN: **162.04, 401-003, 004, 005 & 006**

Name of Property Owner: **SAHARA RANCHO OFFICE CENTER LLC**

Name of Applicant: **SAHARA RANCHO OFFICE CENTER LLC
(DR. LEON STEINBERG)**

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: _____

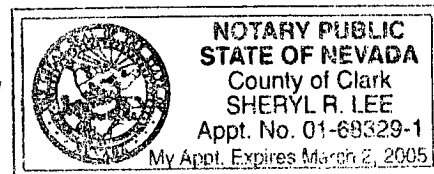
Print Name: _____

LEON H. STEINBERG MD

Subscribed and sworn before me

This 1st day of April, 2004

Sheryl R. Lee Clark County NV
Notary Public in and for said County and State



EXISTING RESIDENTIAL

Architect:



Project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870
Proposed Restaurant:	10 K
Restaurant parking:	140 spaces
Public, 7000 s.f./50 s.f. kitchen, 3000 s.f./200 s.f. space	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1065 spaces
Parking Provided:	
Existing to remain:	661 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Total Provided:	1261 spaces
PHASE II	
Proposed Office Tower	240 K
Phase II Office Tower	100 K
Existing Office:	80 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces
Retail:	5 K
Retail parking:	35 spaces
Phase II Restaurants:	10 K
Restaurant parking:	140 spaces
Public, 7000 s.f./50 s.f. kitchen, 3000 s.f./200 s.f. space	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1900 spaces
Parking Provided:	
Existing to remain:	349 spaces
Phase II on grade	220 spaces
Phase II garage	380 spaces
Phase II on grade	144 spaces
Phase II garage	1030 spaces
Total parking provided:	2723 spaces

Sheet Title:

SITE PLAN PROPOSED

Project No.:	03.147
Drawn By:	RN
Checked By:	MT
Date:	04.01.04
Scale:	1" = 50'
File Name:	A100-a.dwg
Sheet Number:	

A100-a

Property Line To Be Verified

Existing to remain

Property Line To Be Verified

New planter, typ.

New landscape finger, typ.

New parking stall, typ.

8 feet landscaped buffer

5 level parking structure
base of tower 1 (380 cars)

Phase I, 100 K Proposed Office Building

I-15 EXIT RAMP

EXISTING 2320 BUILDING
+ 28,000 SF

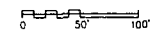
Mail Center
w/ Drive Up
Drop Off

10 Level Parking Structure
at Base of Tower 2 (1030 cars)

Phase II, 240 K Tower
w/ 6K Retail at Ground

RANCHO DRIVE

SAHARA AVENUE



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.
This site plan is based upon the site plan prepared by Keith Engineering received by architect on March 10, 2004. This plan was prepared without a survey.

REVISED
4.13.04

VAR-4251
4-22-04 PC

Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2800 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	70 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/200 s.f.)	870

Proposed Restaurant:	10 K
Restaurant parking:	140 spaces
Public: 7000 s.f./50 s.f.	15 spaces
Kitchen: 3000 s.f./200 s.f./space	40 spaces
Outdoor dining: 2000 s.f./50 s.f.	40 spaces
Total parking required:	1065 spaces

Parking Provided:	661 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 1 garage	1261 spaces

PHASE: II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	70 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/200 s.f.)	1673 spaces

Retail:	6 K
Retail parking:	55 spaces

Phase I Restaurants:	10 K
Restaurant parking:	140 spaces
Public: 7000 s.f./50 s.f.	15 spaces
Kitchen: 3000 s.f./200 s.f./space	40 spaces
Outdoor dining: 2000 s.f./50 s.f.	40 spaces
Total parking required:	1900 spaces

Parking Provided:	349 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

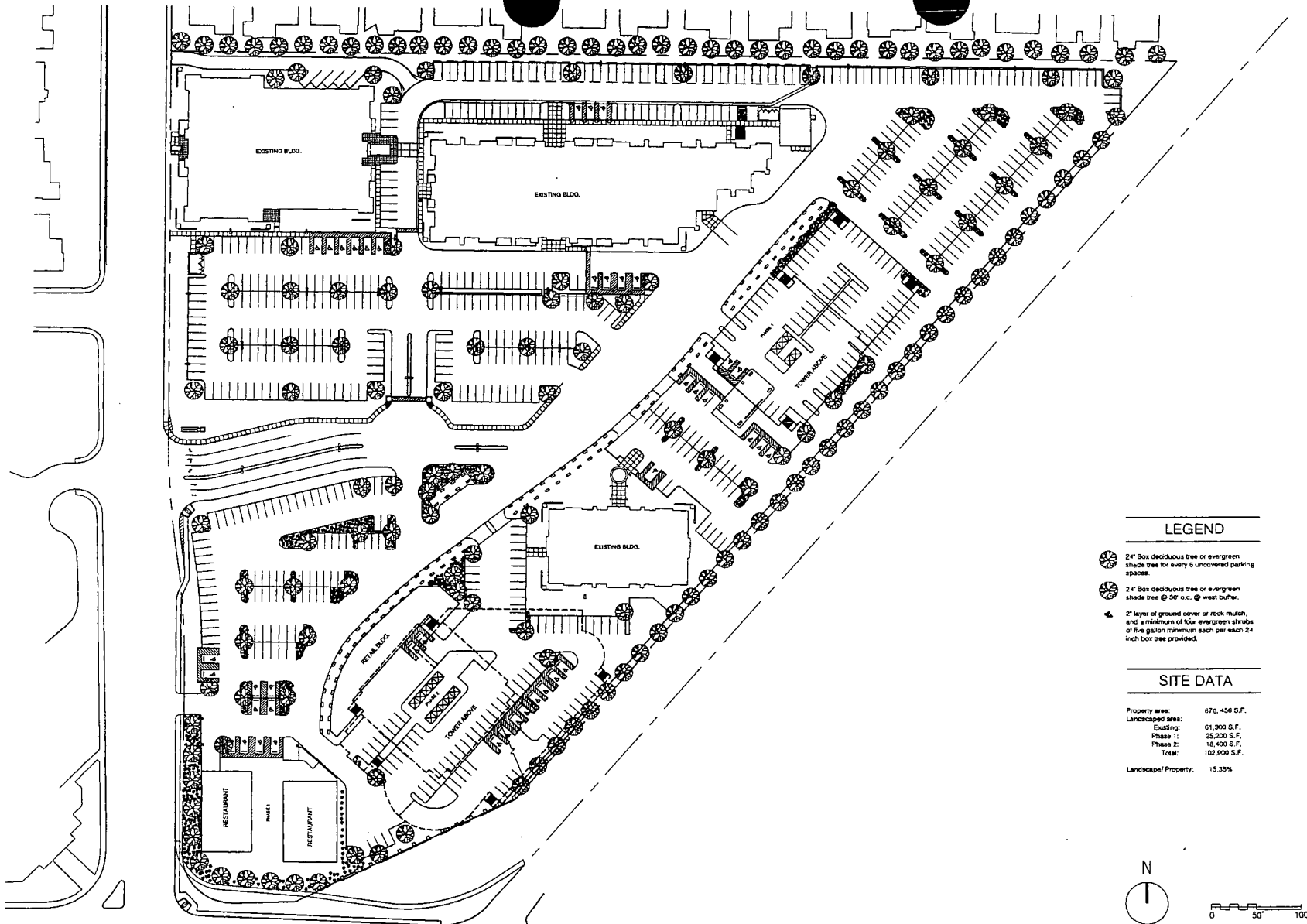
Sheet Title:

SITE PLAN

PROPOSED LANDSCAPE

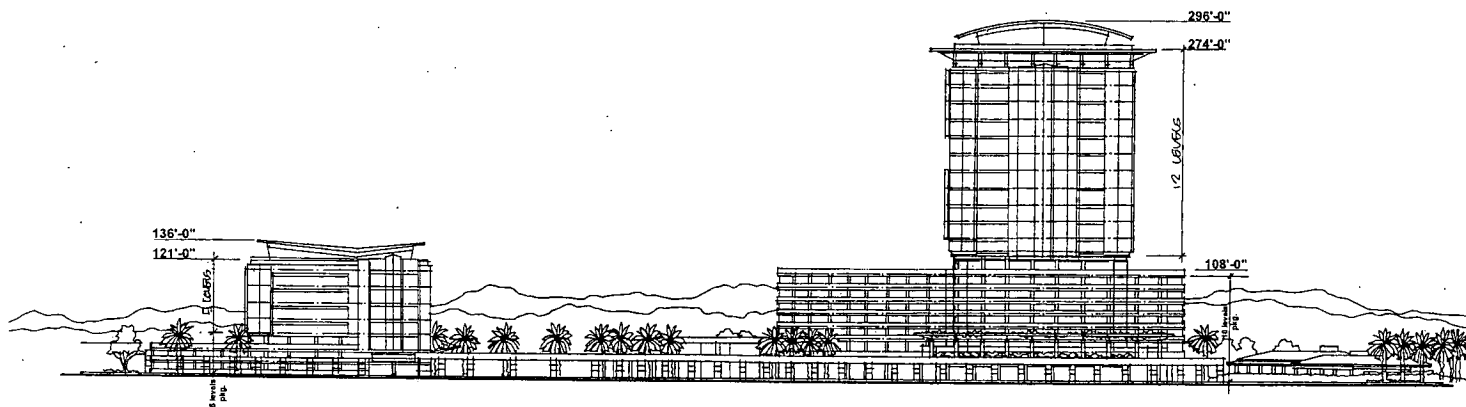
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Checked By:	MT
Date:	04.07.04
Scale:	1" = 50' or 1" = 10'
File Name:	A100-b.dwg
Sheet Number:	

A100-b



REVISED
4.13.04

VAR-4251
4-22-04 PC



South/East Elevation
@ 1/40
1" = 27'-04"

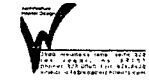
Note: This information is for informational purposes only and is not intended to be used for any other purpose. It is provided as a reference only. The user is responsible for verifying the accuracy of the information and for obtaining the necessary permits and approvals for the project.



REVISED
4.5.04

VAR-4251
4-22-04 PC

Executive Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LI
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	28 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K

Parking Required @ 5/1000: 1096 SP
@ 85% Efficiency For Office
Parking Provided: 1051 sp

PHASE: II	
Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(± 9 Levels)

Revisions:

Sheet Title:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

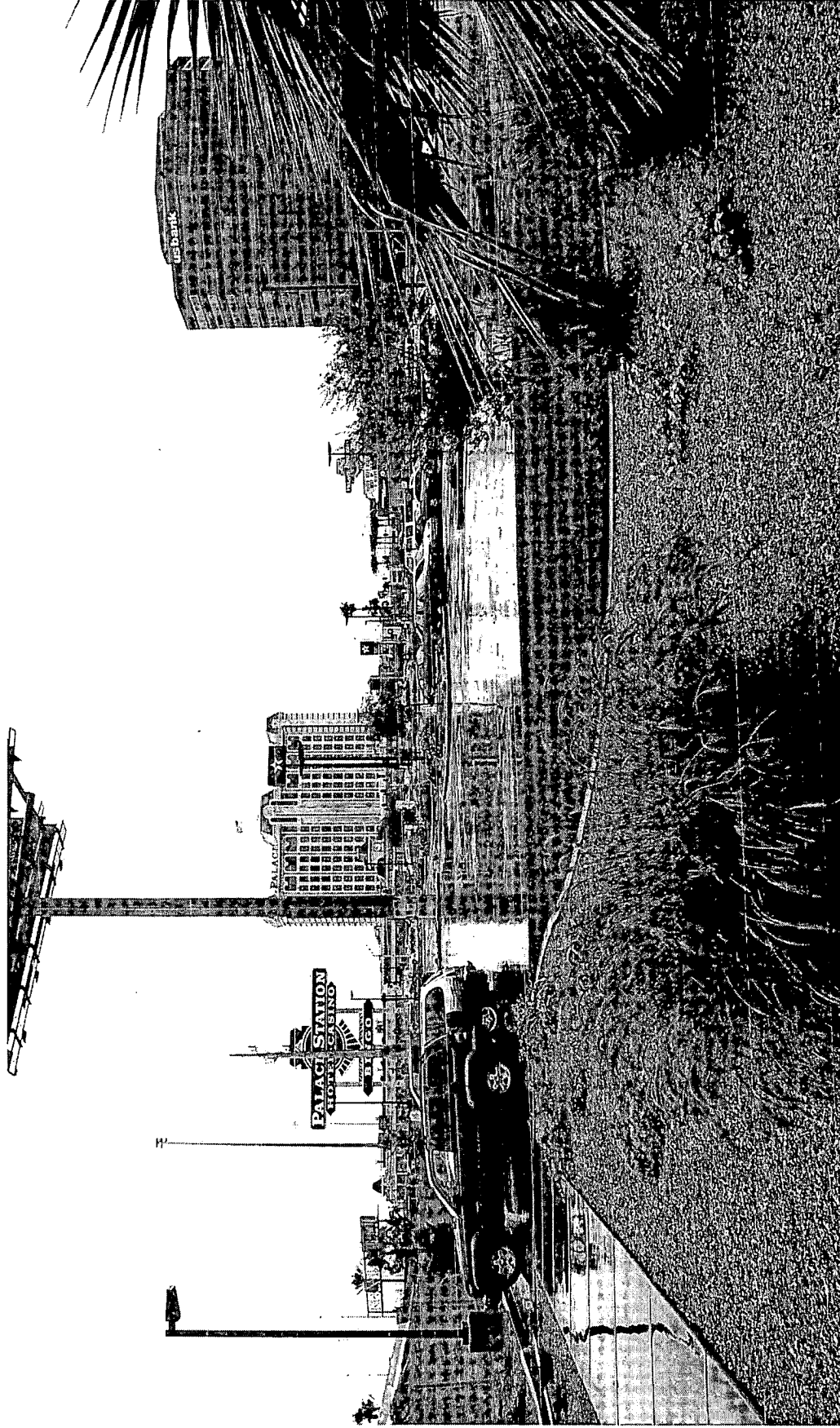
Project No.: 03.14.7
Drawn By: RN
Checked By: JH
Date: 02.06.04
Scale: AS NOTED
File Name: A100.dwg
Sheet Number:

CP



VAR-4251 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



VAR-4251 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City Council - VAR-4251

We object to the above
due to the high traffic it
would cause in an already
high traffic area.

Protest

Thank you.

Robert Hogan
1908 Birch St

Las Vegas
Nv. 89102

Robert C. Hogan

2004 MAY 17 A 10:51

RECEIVED
CITY CLERK

Submitted after final agenda

Date 5/17/04 Item #134

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4082 AND VAR-4251 - PUBLIC HEARING - **SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO OFFICE BUILDINGS WITH ATTACHED PARKING GARAGES AND TWO RESTAURANT BUILDINGS WITHIN AN EXISTING OFFICE COMPLEX AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – 33 Protest letters for Item 133 [ZON-4082], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] filed under Item 133 [ZON-4082]
5. Submitted after final agenda – Letter from Thomas & Mack Company filed under Item 133 [ZON-4082]

MOTION:

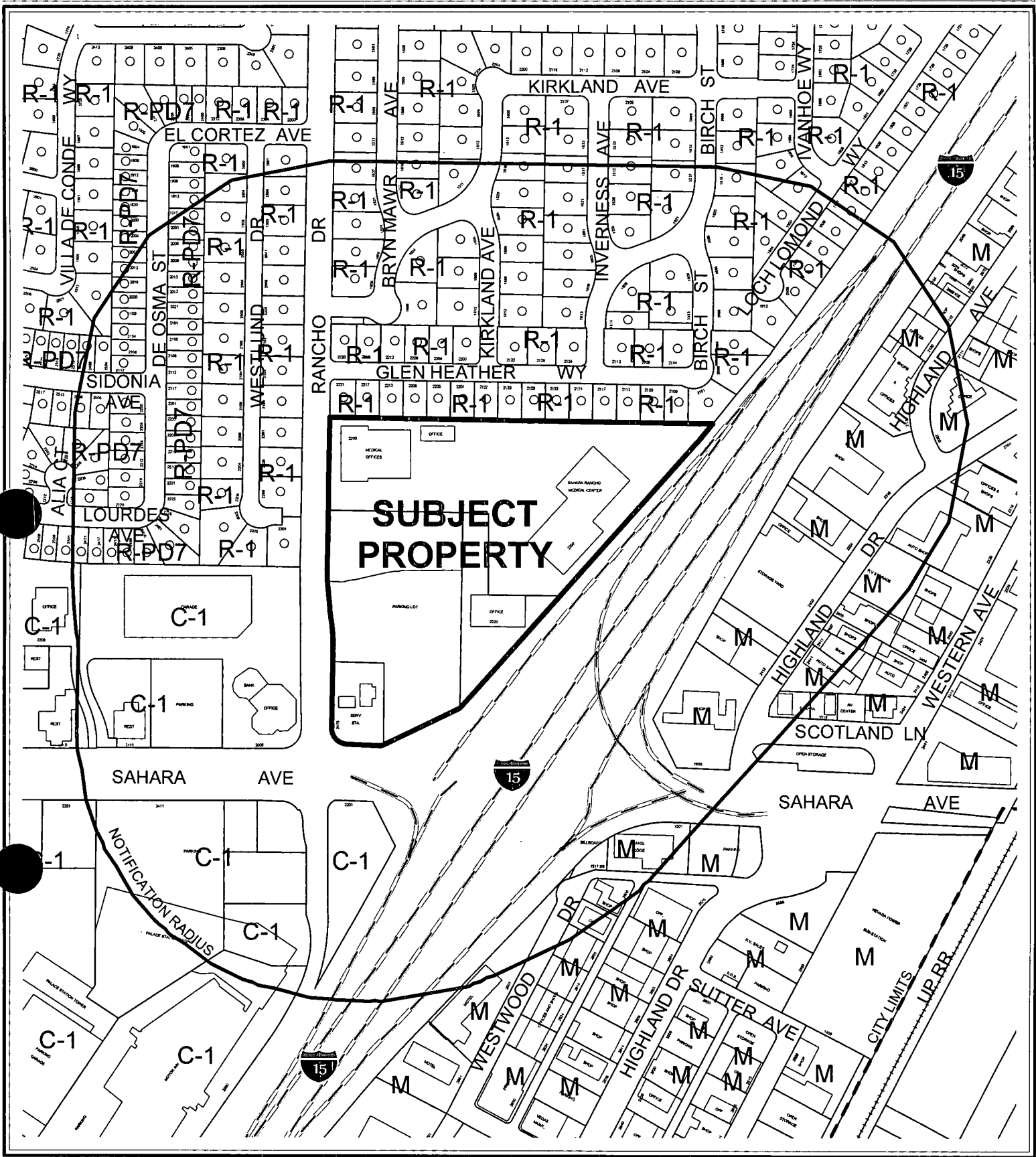
MONCRIEF – ABEYANCE of Item 133 [ZON-4082], Item 134 [VAR-4251], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] to 6/2/2004 NOT TO BE HEARD BEFORE 1:00 P.M. – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 130 [ZON-4066] for related discussion.

(1:34 – 1:38)

3-902



CASE: SDR-4086

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

135



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Landscaping shall be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.
2. Handicap parking shall be provided throughout both of the parking garages on site.
3. All proposed trash enclosures shall be enclosed and have a roof.
4. Approval of a Rezoning (ZON-4082) and a Variance (VAR-4251) by the City Council.
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 05/19/04, except as amended by conditions herein.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
8. 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.
9. 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.
10. 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. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]

11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. 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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Once the off-premise sign is removed to make space for the southern office building a new special use permit for an off-premise sign (billboard) will be required to locate a sign within the confines of the development area.

Public Works

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works. Unless otherwise allowed by the City Traffic Engineer.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4082 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Review of an existing office complex and service station on 15.33 acres located at the northeast corner of Rancho Drive and Sahara Avenue. The applicant's site plan depicts the development of two towers and two restaurant pads, primarily located along both the southern and eastern property boundaries of the parcels. The Site development plan review calls for the development of the site in two phases. The applicant is also requesting a waiver of the commercial development standards for building setbacks in regards to Tower I, and a waiver of the interior landscaping parking requirements for the redevelopment portion of the proposed site.

The Planning Commission will also consider companion items; Rezoning (ZON-4082) of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), Variance (VAR-4251) to allow building heights to exceed the required Residential Adjacency Standards, and two Special Use Permits (SUP-4089 and SUP-4090) for two Restaurant Service Bars.

B) Applicant's Justification

The applicant's justification is that the project is located within a commercial area and will be an attractive addition to the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.

- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.
- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) for an existing 1,000-gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.

- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.
- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/22/04 The Planning Commission recommended approval of related requests for a Rezoning (ZON-4082) from R-3 (Medium Density Residential) to P-R (Professional Office and Parking; a Variance (VAR-4251) to allow building heights to exceed the residential adjacency standards; and Special Use Permits (SUP-4089) and (SUP-4090) for restaurant service bars.

04/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #58/pl)

B) Pre-Application Meeting

02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

4/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with the companion Rezoning (ZON-4082), Variance (VAR-4251) and Special Use Permit (SUP-4089 and SUP-4090).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way

East: Right of way

West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: L (Low Density Residential)

South: ROW (Right of Way),

East: ROW (Right of Way)

West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)

North: R-1 (Single Family Residential)

South: C-1 (Limited Commercial)

East: M (Industrial)

West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The General Plan land use designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) general plan designation, per Section 19.02.040(B).

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

A Connector Trail is planned to run the entire western property line of the subject parcel. The trail will be consistent to the standards set forth by an associated application GPA- 3933 (to be also heard on April 22, 2004). The trail calls for a five-foot wide transition strip/ utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

PROJECT DESCRIPTION

Currently the site is composed of R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial) zoning districts; on which exists a service station, three office buildings located at 2200 South Rancho Drive, 2300 South Rancho Drive, and 2320 South Rancho Drive. A new office building is under construction located at 2250 South Rancho Drive. The proposed development will be carried out in two phases.

Phase I will consist of the demolition of a two-story office building located at 2300 South Rancho Drive, as well as the service station located on the northeast corner of Rancho Drive and Sahara Avenue. After which, the construction will consist of the development of a new office building composed of a 5 floors of office space above a 5 level parking garage, and of two proposed restaurant pads. Phase II will consist of new construction of a proposed 12 story office /retail tower above a 10 level parking garage.

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	15.33	YES
Min. Lot Width	100 Feet	950+ Feet	YES
Max. Lot Coverage	50 %	32%	YES
Max. Building Height	NONE	284± Feet	N/A
Trash Enclosure	YES	YES	YES
Loading Zone	YES	YES	YES
Mech. Equipment	YES	YES	YES

The subject parcel has more than adequate lot width so as to meet the minimum lot width requirement for the development of a C-1 (Limited Commercial) zoning district. The proposed site plan indicates a 32% lot coverage consisting of both existing and future developments, therefore complying with the C-1 (Limited Commercial) zoning district's 50% maximum lot coverage requirement. The site indicates existing trash enclosures and loading trash areas, which will service the existing and proposed buildings.

TOWER I (10 level parking garage, 12 level office above)

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	200± Feet	YES
• Side	10 Feet	0'-8±Feet, 592±Feet	NO
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	853± Feet	YES

Tower I fails to meet the required 10 foot side yard setback standard. Currently the site plan indicates 0 foot separation from the part of the parking structure, as well as an 8 foot buffer between the parking structure and the southern property line. A waiver of the commercial standards will be required for the proposed tower to be approved.

TOWER II (5 level parking garage, 5 level office above)

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	612± Feet	YES
• Side	10 Feet	50±Feet, 172±Feet	YES
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	240± Feet	YES

RESTAURANT I

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	115± Feet	YES
• Side	10 Feet	832±Feet	YES
• Corner	15 Feet	20± Feet	YES
• Rear	20 Feet	1,152± Feet	YES

RESTAURANT II

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	20± Feet	YES
• Side	10 Feet	822±Feet	YES
• Corner	15 Feet	59± Feet	YES
• Rear	20 Feet	1,160± Feet	YES

A2) Residential Adjacency Standards

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

- a) Proximity slope. Tower I (296 feet in total height) has been identified as having a 2:1 slope in relation to the northern property line and a 1.4:1 slope to the western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as having a 1.8:1 slope in relation to the northern property line of existing single-family residences, therefore it will also require a variance.
- b) Building setback. Tower I (296 feet in total height) has been identified as being located within 888 feet from the northern property line and western property line of existing single-family residences, therefore it is not in compliance with the Residential Adjacency Standards and will require a variance. Tower II (136 feet in total height) has been identified as being located within 408 feet from the northern property line of existing single-family residences, therefore it will also require a variance.

VAR-4251 will address all issues regarding Residential Adjacency Standards.

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
Medical Office	60,000 sf	1space/200 GFA, up to 2,000, plus 1 space for every additional 175 sf	44	5		

General Retail	6,000 sf	1space/175 GFA	35	2		
Office, Other Than Listed	441,000 sf	1 space/300 GFA	1,472	35		
Restaurant	12,000 sf	1 space/50 sf of GFA, including outdoor seating areas, plus 1 space for each 200 sf of remaining GFA, with a minimum of ten spaces	200	10		
TOTAL	517,000 sf		1751	52	2123*	42*

*The site exceeds the number of standard parking spaces required for the proposed uses to be located onsite. However, the site fails to meet the required number of handicap spaces to be allocated throughout the site. The proposed parking garages associated with Tower I & II do not indicate beyond the total number of spaces, if there is to be any handicap spaces made available. Out of the 52 handicap parking spaces 7 are required to be van accessible spaces. Currently, the proposed site plan illustrates 13 van accessible handicap spaces, exceeding the current requirements.

The Department Public Works had no comment about circulation and traffic 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	1 Tree/ 6 Spaces	48 Trees	46*
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet	41 Trees	46**
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 Feet		8+ Feet

* The applicant fails to meet the minimum landscaping standards set forth by LVMC Section 19.08.045(E) for the redevelopment portion of the site. The interior parking landscape requirements falls just shy of the required amount of trees necessary, therefore it will require a waiver of the commercial development standards.

** The perimeter landscaping on the redevelopment portion of the site exceeds the number of trees necessary for the required landscaping standards and will not require a waiver of the commercial development standards.

A5) Sign Standards

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

A Master Sign Plan will be required for a development of this size to insure the appropriate relationships among building elevations, signage, and circulation.

B) General Analysis and Discussion

- Zoning

The scale of the proposed project is consistent with existing office and commercial development surrounding the intersection of Sahara Avenue and Rancho Drive. To some extent, the proposed office use will provide a transition between the intensive commercial and resort development adjacent to the Rancho Drive/ Sahara Avenue intersection and the residential neighborhoods to the north of this site.

However, particular attention must be focused on the potential incompatibility of relatively intense commercial activity adjacent to single-family residential neighborhoods. The preservation of privacy within rear yards, and potential penetration of noise, glare and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods.

- Site Plan

Currently the site consist of three existing office buildings located at 2200 South Rancho Drive, 2300 South Rancho Drive, and 2320 South Rancho Drive, an existing service station on the corner of Rancho Drive and Sahara Avenue, and an off-premises advertising (billboard) sign. The applicant's site plan depicts the development of two towers and two restaurant pads, primarily located along both the southern and eastern property boundaries of the parcels. The Site development plan review calls for the development of the site in to take place in two phases.

The first phase will see the demolition of an existing 83,750 sq ft office building located at 2300 South Rancho Drive, and the demolition of an existing service station on the corner of Rancho Drive and Sahara Avenue. After which, the construction of a 5 story office tower (100K sq ft) atop a 5 level parking garage (approximately 136 feet in total height) will begin, located on approximately the same location as 2300 S Rancho Drive, as well as the construction of the two restaurant pads (5K sq ft each) located on the site of the service station. The second phase will consist of the construction of a 12 story office building (240K sq ft) atop a 10 level parking garage (approximately 296 feet in total height) and 6,000 sq ft of retail on the ground floor.

There are several issues regarding the proposed site plan and the site's overall compatibility with the single-family residential area adjacent to the north and west.

The site plan submitted with this request depicts proposed Tower I (296 feet in total height) as being located within 888 feet from the northern property line and western property line of existing single-family residences. LVMC Section 19.08.060(B) requires a 3:1 slope to determine building height permitted adjacent to a residential property line, which will require a minimum 888 setback from the north property line of the project site, as well as the western single family residences that are separated only by Rancho Drive. Elevations indicate that the garage portion of Tower I will be in compliance with the Residential Adjacency Standards. Building heights will be addressed in VAR-4251.

In addition, the parking structure associated with Tower I has been identified as being located 0 to 8 feet from the southeast property line where a 10 foot side yard setback is required. Therefore, a waiver of the Commercial Development Standards of LVMC Section 19.08.045 is required.

The submitted site plan indicates that Tower II (136 feet in total height) as being located within 408 feet from the northern property line of existing single-family residences. LVMC Section 19.08.060(B) requires a 3:1 slope to determine building height permitted adjacent to a residential property line, which will require a minimum 408 setback from the north property line of the project site. Elevations indicate that the garage portion of Tower II will be in compliance with the Residential Adjacency Standards. Building heights will be addressed in VAR-4251.

The restaurant pads are in conformance to the Commercial Development standards and will require no waivers for setbacks.

- Waivers

The applicant is requesting a waiver of the commercial development standards for building setbacks in regards to Tower I, and a waiver of the interior parking requirements for the redevelopment portion of the proposed site. The waiver of the building setbacks will allow Tower I to be located 0 to 8 feet from the southeast property line. The adjacent property to the south of this location is the Interstate 15 off ramp on the north side of Sahara Avenue. If the waiver is granted staff is recommending that landscaping be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.

- Landscape Plan

The proposed landscaping is to be located along approximately 200 feet on the eastern side Rancho Drive heading north of the Sahara Avenue intersection and approximately 175 feet along Sahara Avenue. Additionally, there is to be approximately, 1025 feet of landscaping provided within an eight-foot buffer along the eastern property line, which runs parallel to the Interstate 15 Off-Ramp. Interior parking landscaping fails to meet the required standards of Section 19.08.045(E). All approvals of landscaping deficiencies will be addressed as part of the overall Site Development Plan Review.

- Elevation

The applicant has supplied one elevation, which contains a rendering of both towers and an artist's rendering of the entire site. Tower I is depicted as being 296 feet in height and Tower II is shown as being 136 feet in height. The building heights will require a variance from the Residential Adjacency Standards, due to the proximity of the buildings to existing residential properties. Issues concerning this variance will be addressed in VAR-4251.

The building elevations illustrate strong vertical and horizontal reveals, offsets, and three dimensional details between surface planes. The building elevations that have been submitted are extremely limited in details related to materials and colors. It is recommended that the applicant should be required to submit a detailed plot plan and building elevation to be brought back before the Planning Commission and City Council for review and approval at a public hearing.

- Floor Plan

The supplied floor plan shows little to no detail pertaining to the layout of the interior of either of the two office towers. The floor plans illustrate the general location of the lobby and elevators for both towers, as well as the proposed flow of traffic from within the parking garages. It is recommended that the applicant should be required to submit a detailed floor plan concurrently with a plot plan and building elevation to be brought back before the Planning Commission and City Council for review and approval at a public hearing.

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 proposed development at the subject property would be compatible with the surrounding commercial area. However, particular attention must be focused on the potential incompatibility of relatively intense commercial activity adjacent to single-family residential neighborhoods. The preservation of privacy within rear yards, and potential penetration of noise, glare and localized air pollutants from adjacent activities are particularly sensitive issues to most residents of single-family residential neighborhoods. These issues must be considered as part of a site development plan review.

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 consistent with the General Plan of SC (Service Commercial). It is however not consistent with Title 19 and will require a waiver of the Commercial Standards in regards to building setbacks and landscaping requirements and in addition will require a variance from the Residential Development Standards for building heights and setbacks.

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

The site has one major access point off of Rancho Drive, an 80 foot collector street, and one additional access point proposed for Rancho Drive. A traffic study was not supplied for this application. It can be projected that trips generated from this development will exceed 30,000 average daily vehicle trips (ADT). Therefore staff recommends that a traffic study be provided for this site.

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

The landscape materials are appropriate for this type of development. Building materials have not been addressed by the applicant and as so no determination can be made at this point as to the appropriateness.

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 elevations illustrate strong vertical and horizontal reveals, offsets, and three-dimensional detail between surface planes, but are limited as to what type of colors or materials will be used. That aside, the elevations meet the intent of the Title 19's design standards.

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

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

PLANNING COMMISSION ACTION

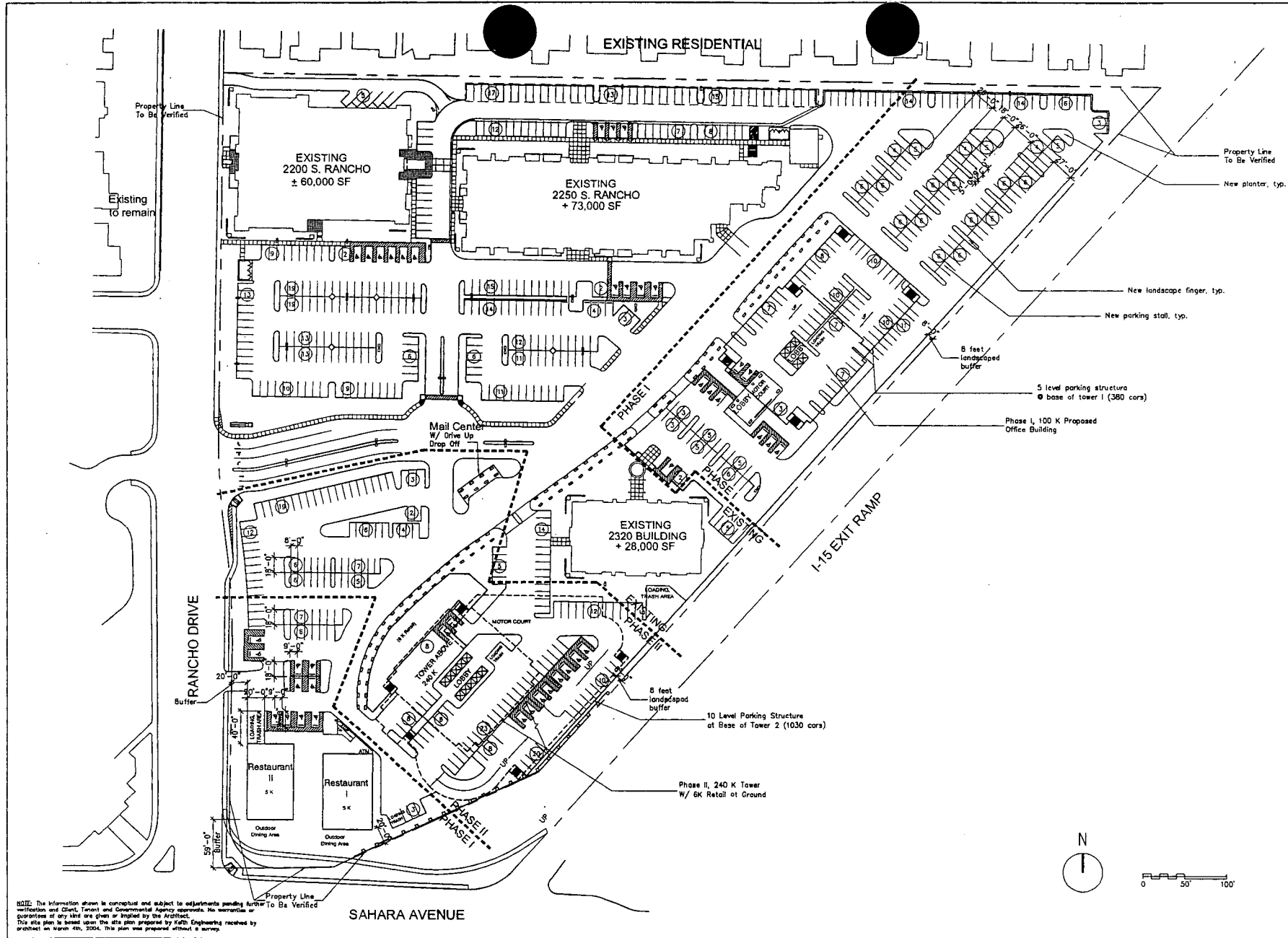
The Planning Commission modified condition #18 as shown.

NOTICES MAILED 192 by Planning Department

APPROVALS 0

PROTESTS 3





A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870
Proposed Restaurant:	18 K
Restaurant parking:	140 spaces
Public: 7000 s.f./150 s.f. space	15 spaces
Outdoor dining: 2000 s.f./50 s.f. space	40 spaces
Total parking required:	1065 spaces
Parking Provided:	891 spaces
Existing to remain	220 spaces
Phase I on grade	380 spaces
Phase I garage	1261 spaces
Total Provided:	1261 spaces
PHASE: II	240 K
Proposed Office Tower	100 K
Existing Office:	80 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces
Retail:	6 K
Retail parking:	35 spaces
Phase I Restaurants:	10 K
Restaurant parking:	140 spaces
Public: 7000 s.f./150 s.f. space	15 spaces
Outdoor dining: 2000 s.f./50 s.f. space	48 spaces
Total parking required:	1900 spaces
Parking Provided:	349 spaces
Existing to remain	220 spaces
Phase I on grade	380 spaces
Phase I garage	144 spaces
Phase II on grade	1030 spaces
Total parking provided:	2725 spaces

Sheet Title:

SITE PLAN PROPOSED

Project No.: 03.147
Drawn By: RN
Checked By: MT
Date: 04.01.04
Scale: 1/8" = 1'-0"
File Name: A100-a.dwg
Sheet Number:

A100-a

REVISED
4.13.04

SDR-4086
4-22-04 PC

Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone: C-1
PHASE I
Proposed Office Tower: 100 K
Existing Office: 60 K
Existing Office: 73 K
Existing Office: 28 K
Total Office: 261 K
Office parking required (1 space/300 s.f.): 870

Restaurant: 10 K
Restaurant parking:
Public, 7000 s.f./500 s.f.: 140 spaces
Kitchen, 3000 s.f./2000 s.f./1 space: 15 spaces
Outdoor dining, 2000 s.f./500 s.f.: 40 spaces
Total parking required: 1065 spaces

Parking Provided:
Existing to remain: 624 spaces
Phase I on grade: 204 spaces
Phase I garage: 305 spaces
Total Provided: 1133 spaces

PHASE II
Proposed Office Tower: 240 K
Phase II Office Tower: 100 K
Existing Office: 60 K
Existing Office: 73 K
Existing Office: 28 K
Total Office: 501 K
Office parking required (1 space/300 s.f.): 1670 spaces

Retail:
Retail parking: 8 K
35 spaces

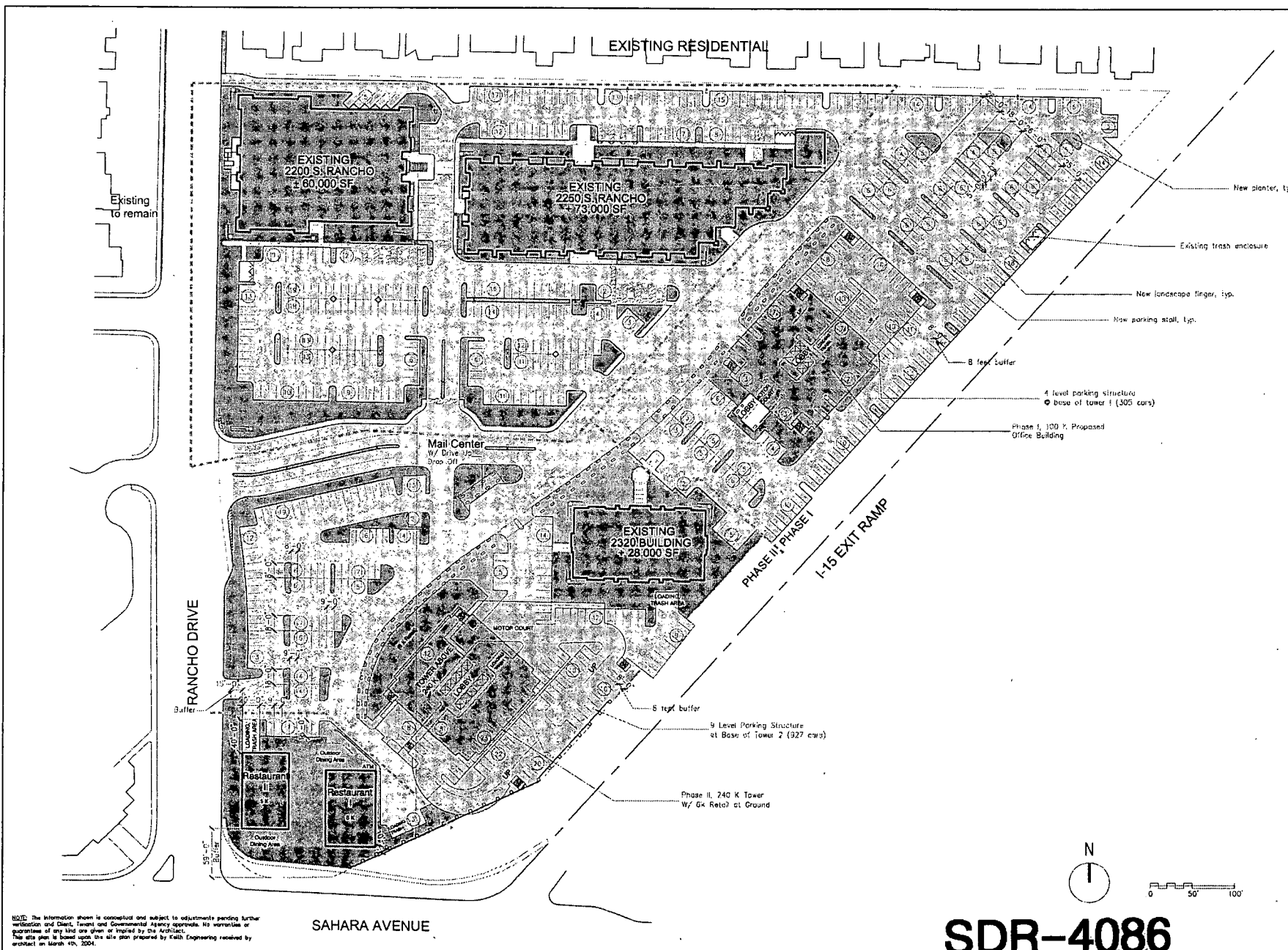
Restaurant:
Restaurant parking:
Public, 7000 s.f./500 s.f.: 140 spaces
Kitchen, 3000 s.f./2000 s.f./1 space: 15 spaces
Outdoor dining, 2000 s.f./500 s.f.: 40 spaces
Total parking required: 1900 spaces

Parking Provided:
Existing to remain: 349 spaces
Phase I on grade: 204 spaces
Phase I garage: 305 spaces
Phase II on grade: 144 spaces
Phase II garage: 627 spaces
Total parking provided: 1629 spaces

Sheet Title:

SITE PLAN PROPOSED

Project No.: 441117
Drawn By: JET
Checked By: JET
Date: 1/22/2004
Scale: 1/8" = 1'-0"
File Name: A100-01.dwg
Sheet Number:



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Town and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect. This site plan is based upon the site plan prepared by Keith Engineering received by architect on March 10th, 2004.

SAHARA AVENUE

SDR-4086
4-22-04 PC

A100-a

A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870

Proposed Restaurant:	10 K
Restaurant parking:	
Public, 7000 s.f./50 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./space	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1955 spaces

Parking Provided:	
Existing to remain	691 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Total Provided	1291 spaces

PHASE II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces

Retail:	6 K
Retail parking	35 spaces

Phase I Restaurants:	10 K
Restaurant parking:	
Public, 7000 s.f./50 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./space	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1900 spaces

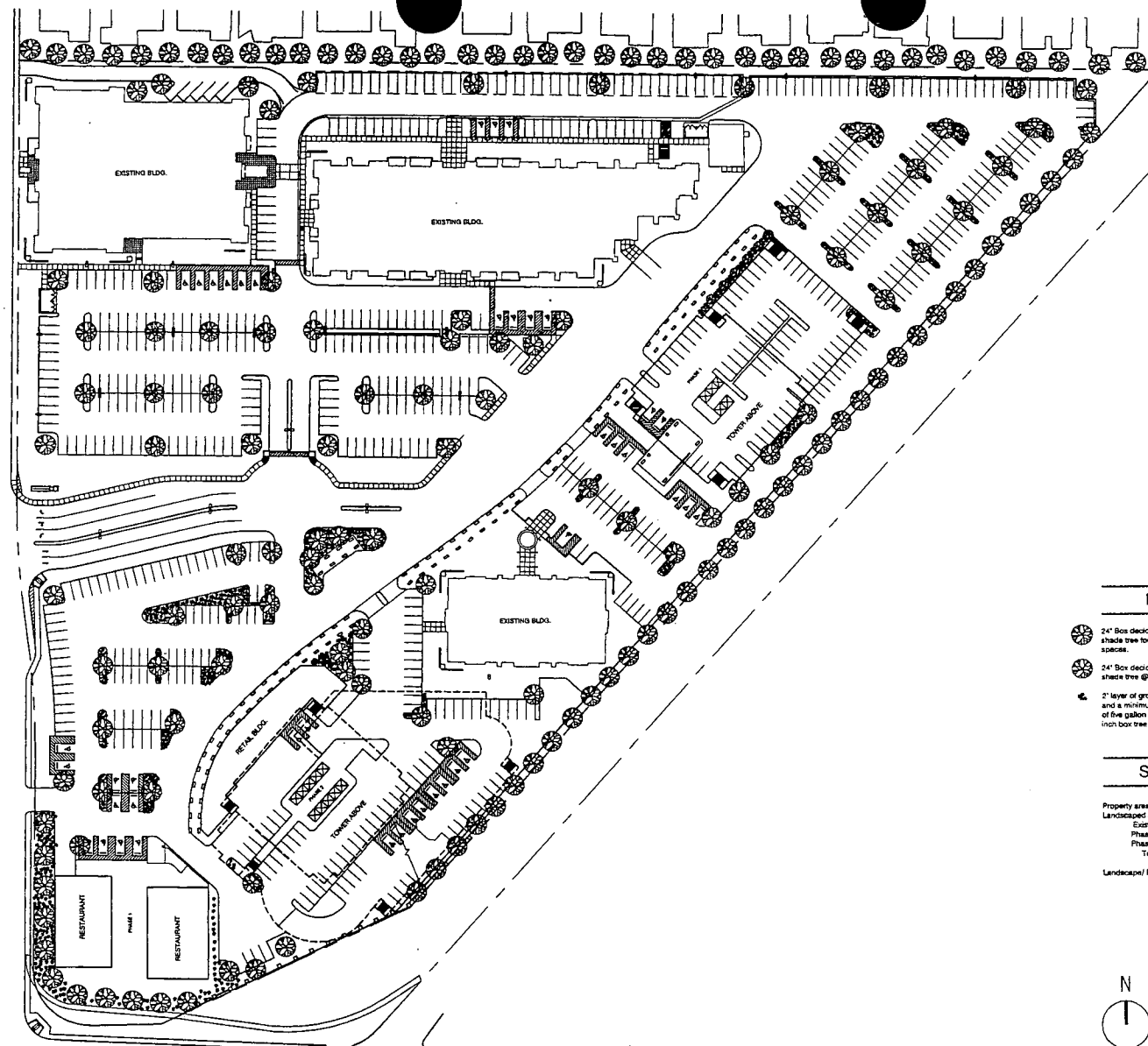
Parking Provided:	
Existing to remain	347 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Phase II on grade	144 spaces
Phase II garage	1000 spaces
Total parking provided	2723 spaces

Sheet Title:

SITE PLAN PROPOSED LANDSCAPE

Project No.:	03.147
Drawn By:	RN
Checked By:	MT
Date:	04-07-04
Scale:	1/50' = 1"=0'
File Name:	A100-b.dwg
Sheet Number:	

A100-b



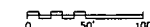
LEGEND

- 24" Bos deciduous tree or evergreen shade tree for every 6 uncovered parking spaces.
- 24" Bos deciduous tree or evergreen shade tree @ 30' o.c. @ west buffer.
- 2" layer of ground cover or rock mulch, and a minimum of four evergreen shrubs of five gallon minimum each per each 24 inch box tree provided.

SITE DATA

Property area:	676,456 S.F.
Landscape area:	
Existing:	61,300 S.F.
Phase 1:	25,200 S.F.
Phase 2:	16,400 S.F.
Total:	102,900 S.F.

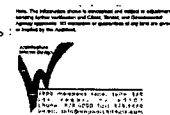
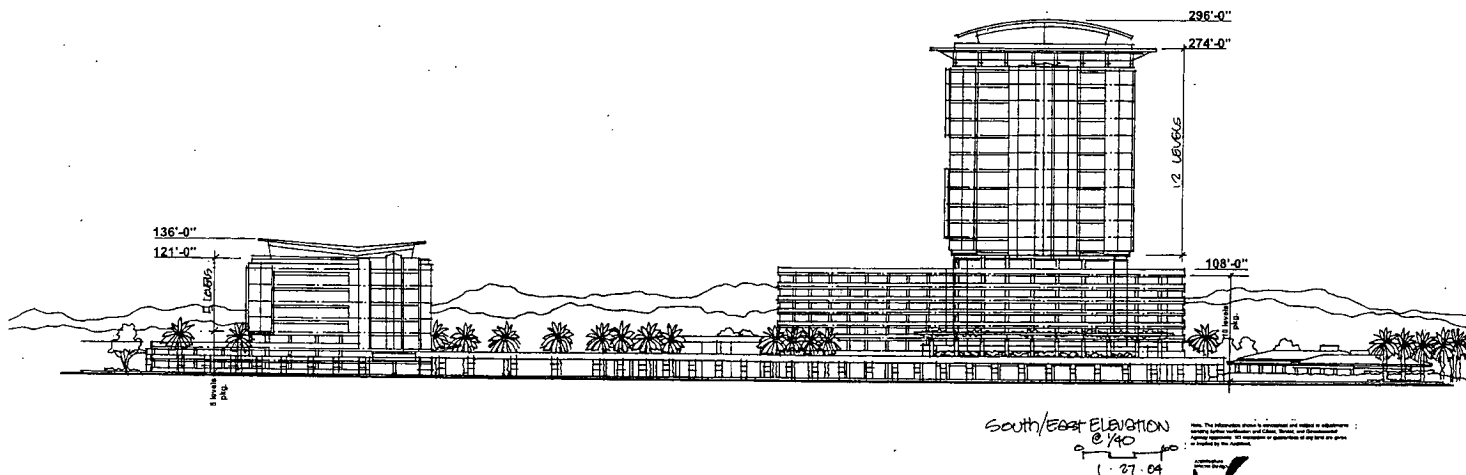
Landscape/Property: 15.35%



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Town and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.
This site plan is based upon the site plan prepared by Kuhn Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.

REVISED
4.13.04

SDR-4086
4-22-04 PC



Executive Architect:

W

A project for:
SAHARA RANCHO OFFICE CENTER, LL
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA	
Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	26 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K
Parking Required @ 5/1000:	1090 SP
@ 85% Efficiency For Office	
Parking Provided:	1051 sp
PHASE: II	
Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(±9 Levels)

Revisions:

Sheet Title:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.: 03.14.7

Drawn By: RN

Checked By: JH

Date: 02.06.04

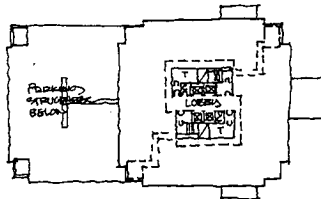
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File Name: A100.dwg

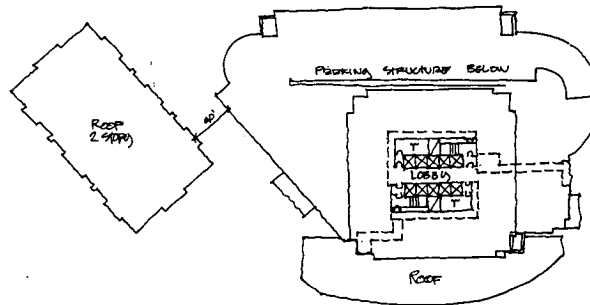
Sheet Number:

CP

REVISED
4.5.04
SDR-4086
4-22-04 PC

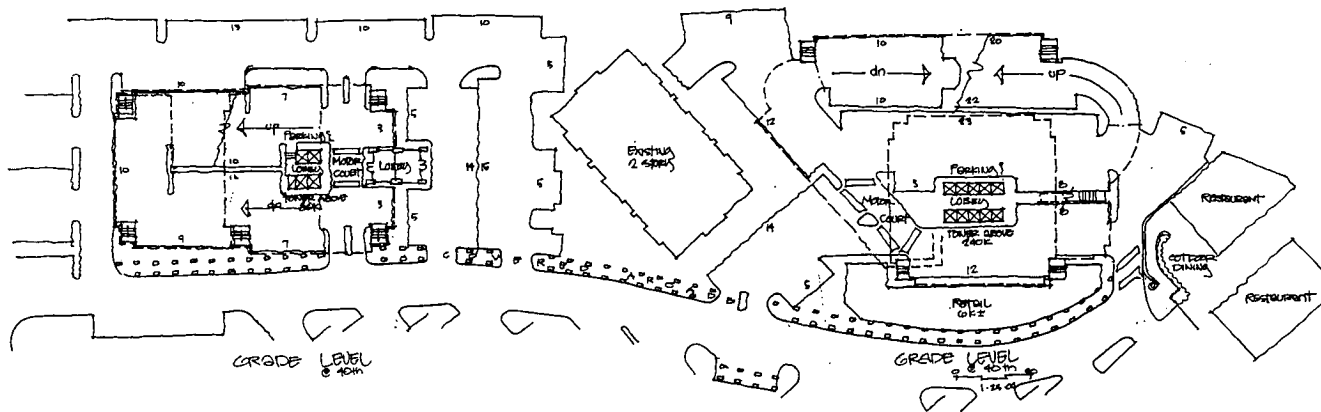


TYPICAL FLOOR
4 LEVELS @ 2K BA
ABOVE
3 LEVELS @ 2K BA
BELOW



TYPICAL FLOOR
12 LEVELS @ 2K BA
ABOVE
3 LEVELS @ 2K BA
BELOW

NOTE: THIS FLOOR PLAN IS A CONCEPTUAL DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



NOTE: THIS FLOOR PLAN IS A CONCEPTUAL DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SDR-4086
4-22-04 PC

Executive Architect:



A project for:
SARAH RANCHO OFFICE CENTER, LLC
3300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	26 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K
Parking Required @ 5/1000:	1000 SP
@ 85% Efficiency For Office	
Parking Provided:	1051 SP

PHASE: II	
Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(2-9 Levels)

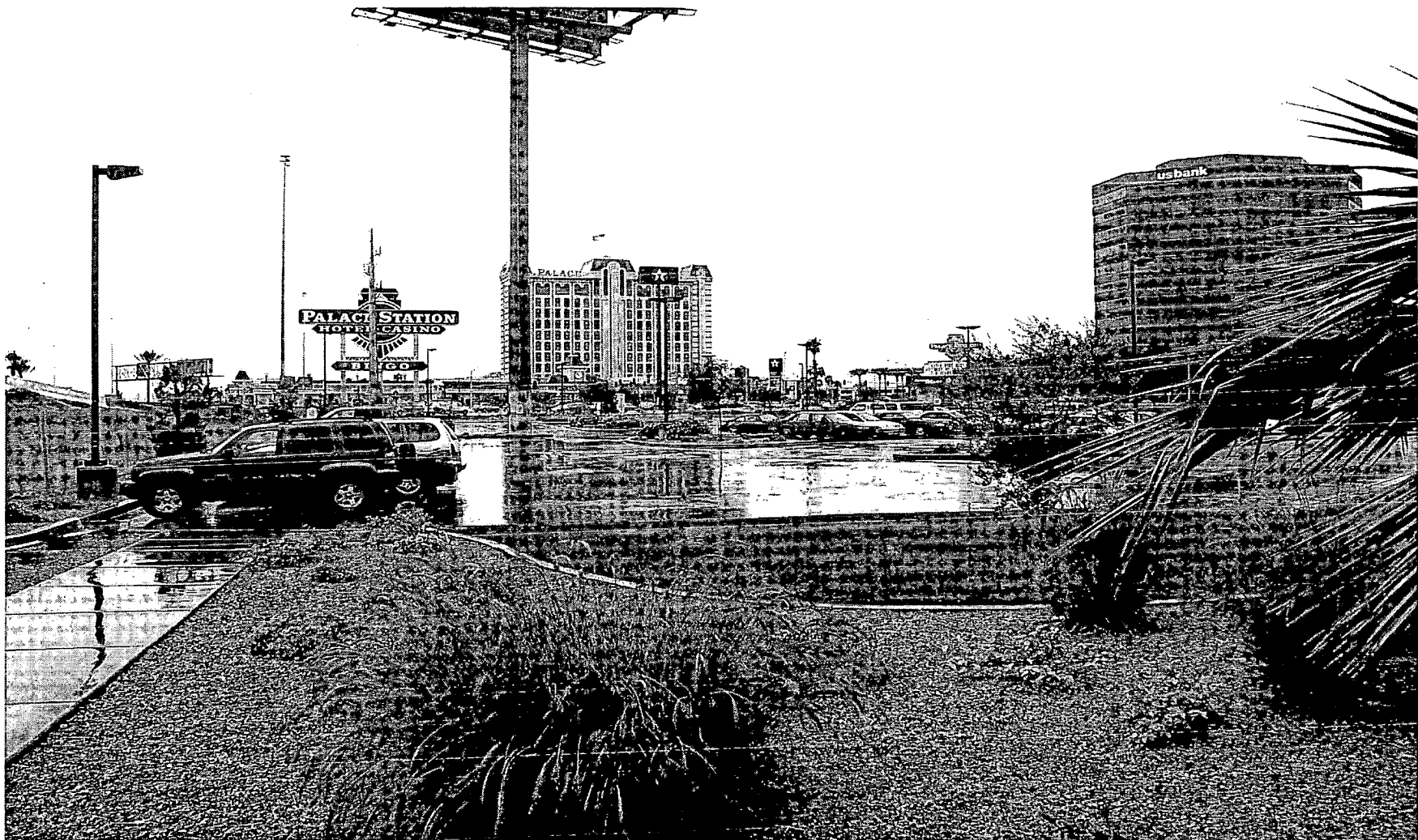
Revisions:

Sheet Title:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.: 03.147
Drawn By: JN
Checked By: JN
Date: 02.06.04
Scale: AS NOTED
File Name: A:\00.dwg
Sheet Number:

CP



SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO ZON-4082, VAR-4251 AND SDR-4086 - PUBLIC HEARING - SUP-4089 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – 33 Protest letters for Item 133 [ZON-4082], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] filed under Item 133 [ZON-4082]
5. Submitted after final agenda – Letter from Thomas & Mack Company filed under Item 133 [ZON-4082]

MOTION:

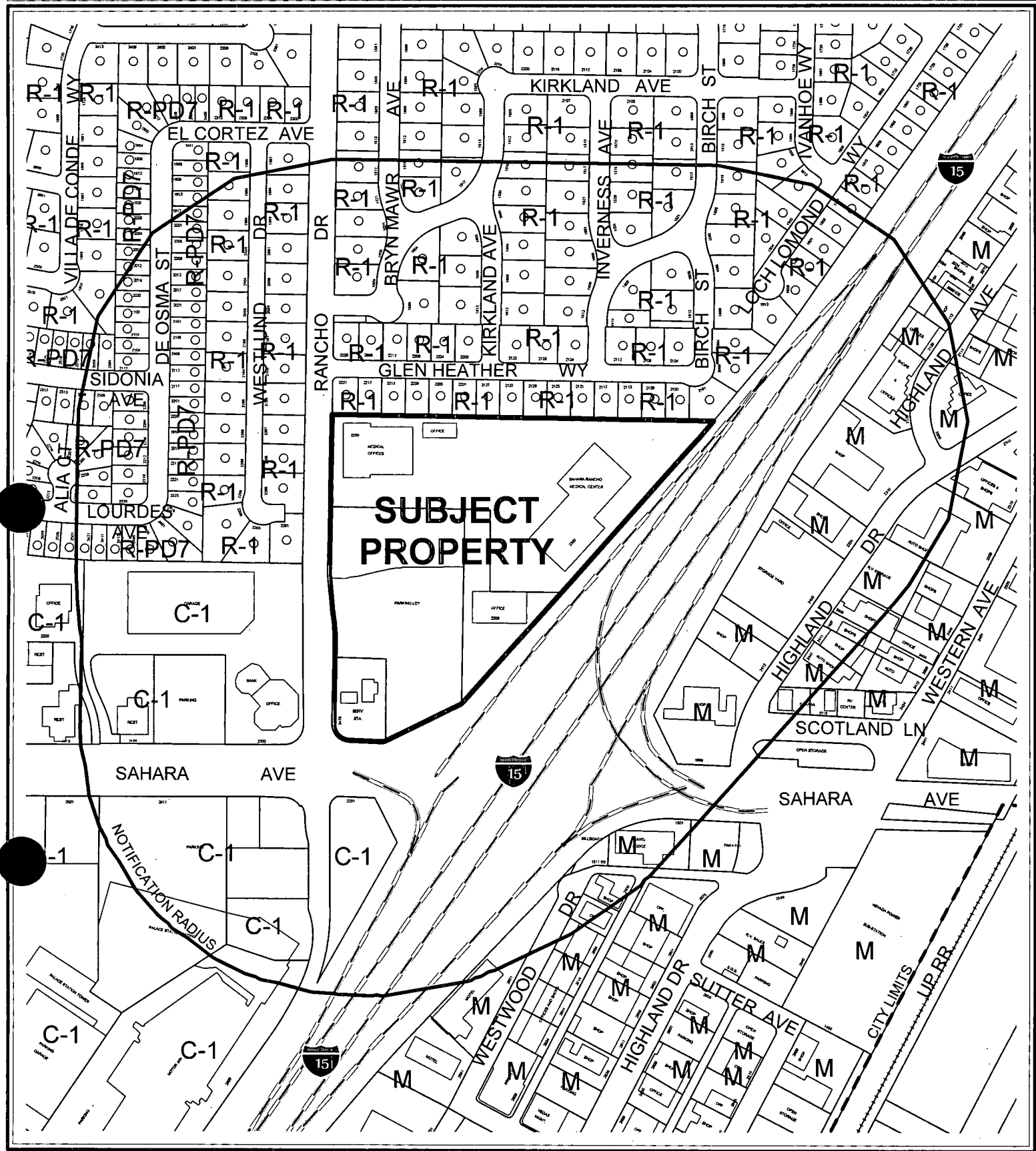
MONCRIEF – ABEYANCE of Item 133 [ZON-4082], Item 134 [VAR-4251], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] to 6/2/2004 NOT TO BE HEARD BEFORE 1:00 P.M. – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 135 [SDR-4086] for related discussion.

(1:34 – 1:38)

3-902



CASE: SUP-4089

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

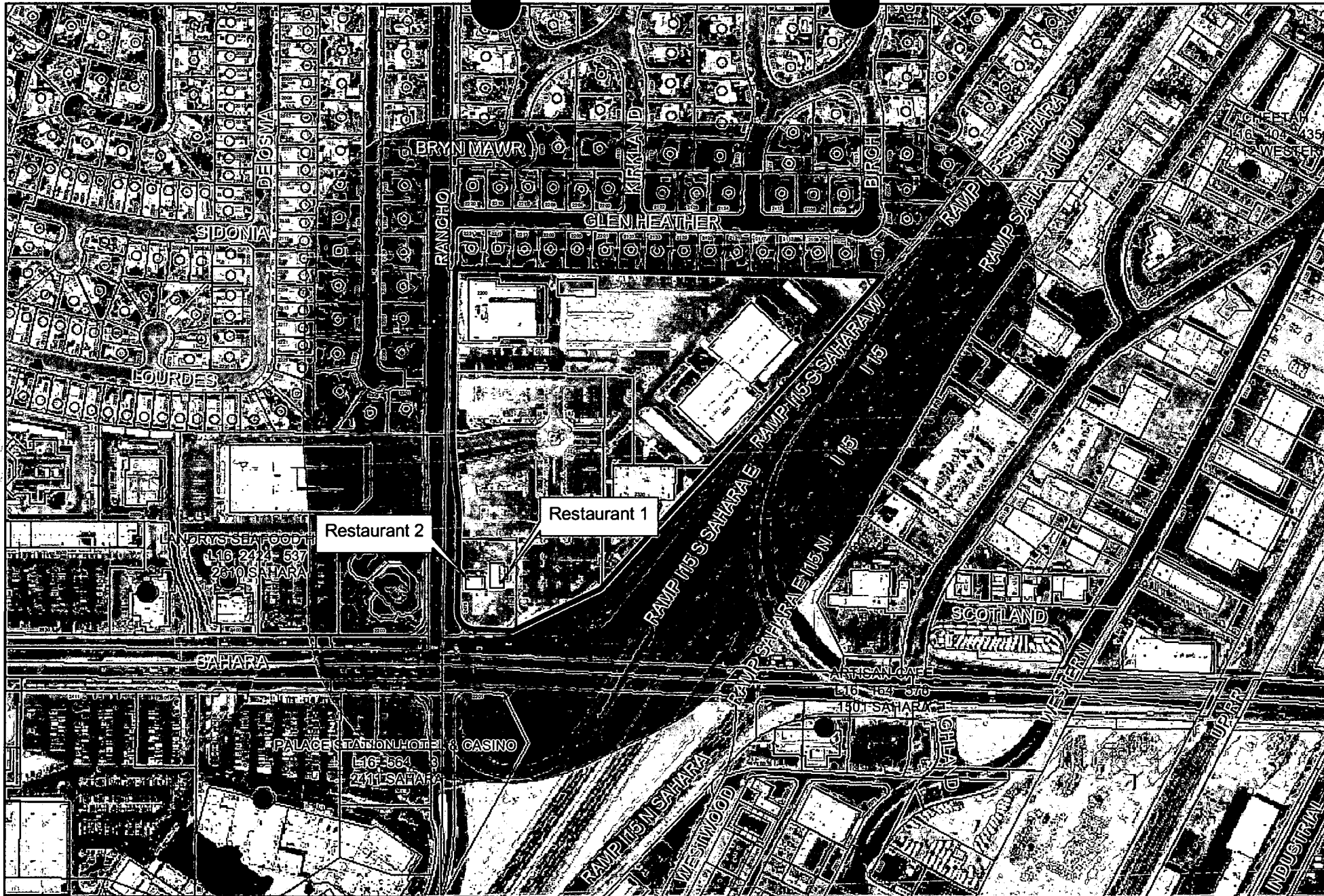
PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



136





SUP-4089

Protected Landuses

- | | |
|---------|-----------|
| Parks | Taverns |
| Schools | Religious |

Business Licenses

- | | |
|--|----------------------------------|
| Tavern | Child Care/
Children Facility |
| Supper Club/
Restaurant Service Bar | |

Subject Property

400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. 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.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This a request for a Special Use Permit for a "Restaurant Service Bar" on 15.33 acres located on the northeast corner of Rancho Drive and Sahara Avenue. The subject application will be affected by companion items ZON-4082 and SDR-4086, which are to be considered at the April 22, 2004 Planning Commission meeting.

B) Applicant's Justification

The applicant justifies this request by stating that the redevelopment of this site and the introduction of restaurants to this area will be beneficial to and compatible with the surrounding commercial area.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.

- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000 gallon propane tank (existing since 1964) in conjunction with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.

- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/22/04 The Planning Commission recommended approval of related requests for a Rezoning (ZON-4086) from R-3 (Medium Density Residential) to P-R (Professional Office and Parking); a Variance (VAR-4251) to allow building heights to exceed the residential adjacency standards; a Site Development Plan Review (SDR-4086) for two office buildings with attached parking garages and two restaurant buildings within an existing office complex and a waiver of the Commercial Development Standards; and a Special Use Permit (SUP-4090) for a restaurant service bar.
- 04/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #59/pl)

B) Pre-Application Meeting

- 02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

- 04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Variance (VAR-4251), Site Development Plan Review (SDR-4086), and Special Use Permit (SUP-4090).

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 15.33

B) *Existing Land Use*

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign

North: Single Family Residential Dwellings

South: Right of way (Sahara Avenue) and a Casino (Palace Station)

East: Right of way (Interstate Route No. 15) and Warehouse, Industrial

West: Single Family Residential Dwellings and a garage, bank, and offices

C) *Planned Land Use*

Subject Property: SC (Service Commercial)

North: L (Low Density Residential)

South: ROW (Right of Way), SC (Service Commercial), GTC (Gaming Tourist Commercial)

East: ROW (Right of Way) and LI/R (Light Industrial / Research)

West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)

North: R-1 (Single Family Residential)

South: ROW (Right of Way) and C-1 (Limited Commercial)

East: ROW (Right of Way) and M (Industrial)

West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) *General Plan Compliance*

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

<i>SPECIAL DISTRICTS/ZONES</i>	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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to run the entire western property line of the subject parcel. The site will be pursuant to the standards set forth by GPA- 3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip / utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

The applicant has supplied a Development Impact Notice and Assessment (DINA) due to the commercial development in which the restaurant will be located will generate more than 3,000 average daily vehicle trips.

ANALYSIS

A) *Zoning Code Compliance*

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	400 from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park	YES

B) *General Analysis and Discussion*

- Zoning

A Restaurant Service Bar is permitted in the C-1 (Limited Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20.020 defines a Restaurant Service Bar as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Restaurant Service Bar:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- (1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.
- (2) Except as otherwise provided in Subsection (3) below, the minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - (a) Any leasehold parcel; or
 - (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection (1).
- (3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:
 - (a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
 - (b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.
- (4) When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Subsection (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- (5) The minimum distance requirement in Subsection (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

(*6) In the O District, a restaurant service bar is permitted only as an accessory use.

(*7) All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

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 proposed land use is permitted within a C-1 (Limited Commercial) zoning district by means of a Special Use Permit, and can be conducted in a manner which is harmonious and compatible with existing and future surrounding land uses.

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

The subject site is physically suitable for the proposed use.

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 project is located on the corner of Rancho Drive and Sahara Avenue. Rancho Drive is identified as a Secondary (80-foot) Collector, while Sahara Avenue is identified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended restaurant development on the subject parcels.

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 this request would be consistent with the standards of Title 19. If the request were approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 193 by City Clerk

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4089** APN: 162-04-401-003, 004, 005, 006 and 007

Name of Property Owner: Sahara Rancho Office Center, LLC

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

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: _____

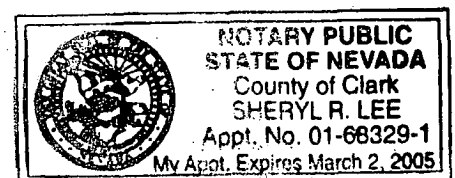
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 10th day of March, 2004

Sheriff K. Lee Clark County NV
Notary Public in and for said County and State



EXISTING RESIDENTIAL

Property Line
To Be Verified

Existing
to remain

EXISTING
2200 S. RANCHO
± 60,000 SF

EXISTING
2250 S. RANCHO
+ 73,000 SF

Property Line
To Be Verified

New planter, typ.

New landscape finger, typ.

New parking stall, typ.

8 feet
landscaped
buffer

5 level parking structure
at base of tower 1 (380 cars)

Phase I, 100 K Proposed
Office Building

I-15 EXIT RAMP

EXISTING
2320 BUILDING
+ 28,000 SF

LANDSCAPED
TRASH AREA

MOTOR COURT

8 feet
landscaped
buffer

10 Level Parking Structure
at Base of Tower 2 (1030 cars)

Phase II, 240 K Tower
w/ 6K Retail at Ground

RANCHO DRIVE

Buffer

40'-0"

10'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

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5'-0"

5'-0"

SAHARA AVENUE

NOTES: The information shown is conceptual and subject to adjustments pending further verification and client, tenant and governmental agency approvals. No warranties or guarantees of any kind are given or implied by the architect.
This site plan is based upon the site plan prepared by Keith Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
3300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	300 s.f. / 870
Proposed Restaurant:	10 K
Restaurant parking:	
Public, 7000 s.f./150 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f.	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1955 spaces
Parking Provided:	
Existing to remain	651 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Total Provided	1251 spaces
PHASE II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	300 s.f. / 870 spaces
Retail:	6 K
Retail parking	35 spaces
Phase I Restaurants:	10 K
Restaurant parking:	
Public, 7000 s.f./150 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f.	15 spaces
Outdoor dining, 2000 s.f./50 s.f.	40 spaces
Total parking required:	1950 spaces
Parking Provided:	
Existing to remain	349 spaces
Phase I on grade	220 spaces
Phase I garage	380 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

Sheet Title:

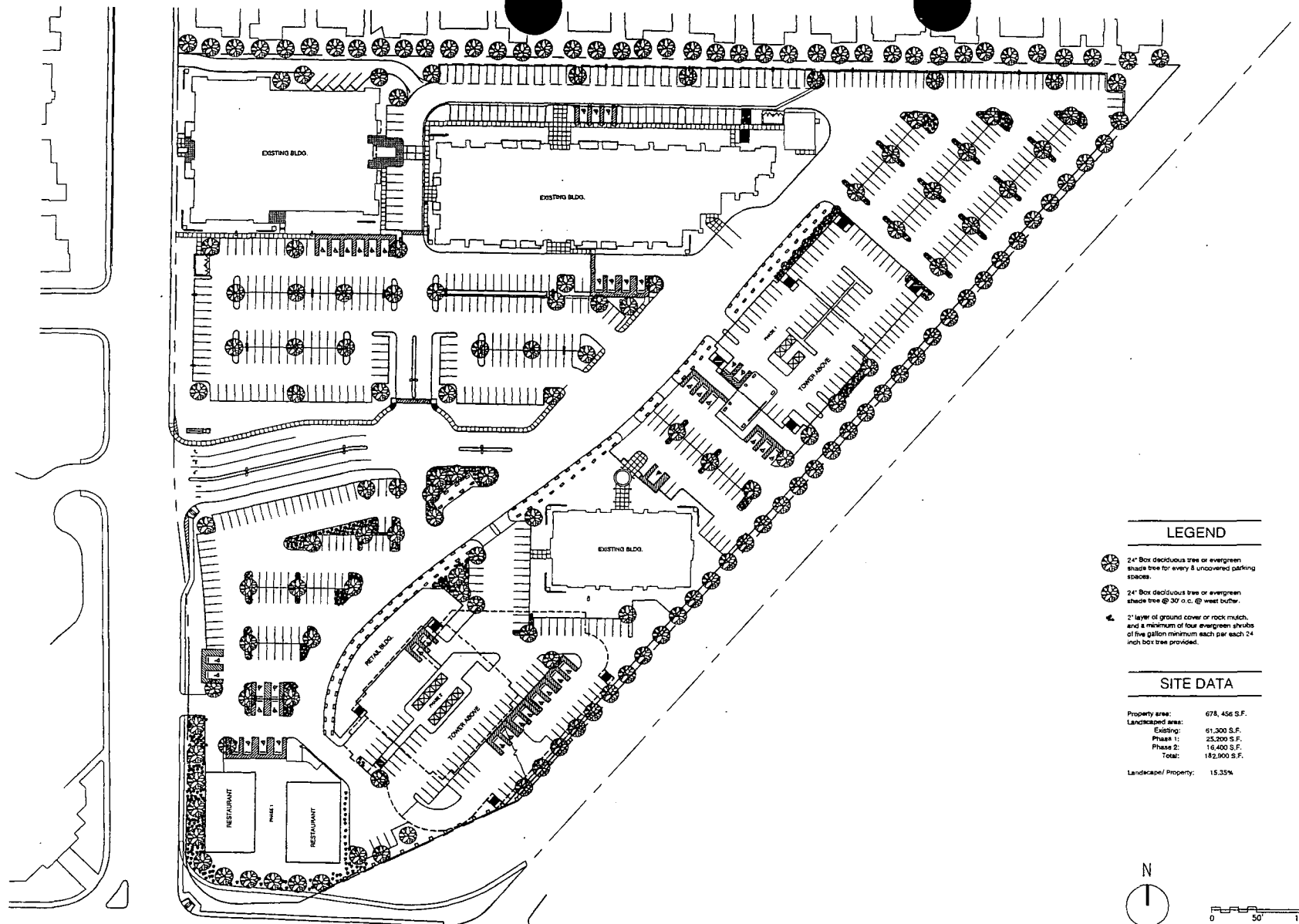
SITE PLAN PROPOSED

Project No.:	03.147
Drawn By:	RT
Checked By:	RT
Date:	04.01.04
Scale:	1/50' = 1'-0"
File Name:	A100-a.dwg
Sheet Number:	

A100-a

REVISED
4.13.04

SUP-4089
4-22-04 PC

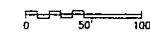


LEGEND

- 24" Box deciduous tree or evergreen shade tree for every 8 uncovered parking spaces.
- 24" Box deciduous tree or evergreen shade tree @ 30' o.c. @ west buffer.
- 2" layer of ground cover or rock mulch, and a minimum of four evergreen shrubs of five gallon minimum each per each 24 inch box tree provided.

SITE DATA

Property area:	678, 456 S.F.
Landscaped area:	
Existing:	61,300 S.F.
Phase 1:	25,300 S.F.
Phase 2:	16,400 S.F.
Total:	182,900 S.F.
Landscaped Property:	15.35%



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, local and Governmental Agency approvals. No warranty or guarantee of any kind is given or implied by the Architect.
This site plan is based upon the site plan prepared by K&H Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.

Architect:
WESTAR ARCHITECTS
ARCHITECTS & PLANNERS
1000 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102
TEL: 702.499.8000 FAX: 702.499.8001

A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870

Proposed Restaurant:	18 K
Restaurant parking:	
Public, 7000 s.f./150 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./150 s.f.	15 spaces
Outdoor dining, 2000 s.f./150 s.f.	40 spaces
Total parking required:	195 spaces

Parking Provided:	
Existing to remain	681 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	340 spaces
Total Provided	1241 spaces

PHASE: II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	73 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces

Retail:	6 K
Retail parking	35 spaces

Phase I Restaurants:	10 K
Restaurant parking:	
Public, 7000 s.f./150 s.f.	140 spaces
Kitchen, 3000 s.f./200 s.f./150 s.f.	15 spaces
Outdoor dining, 2000 s.f./150 s.f.	40 spaces
Total parking required:	1900 spaces

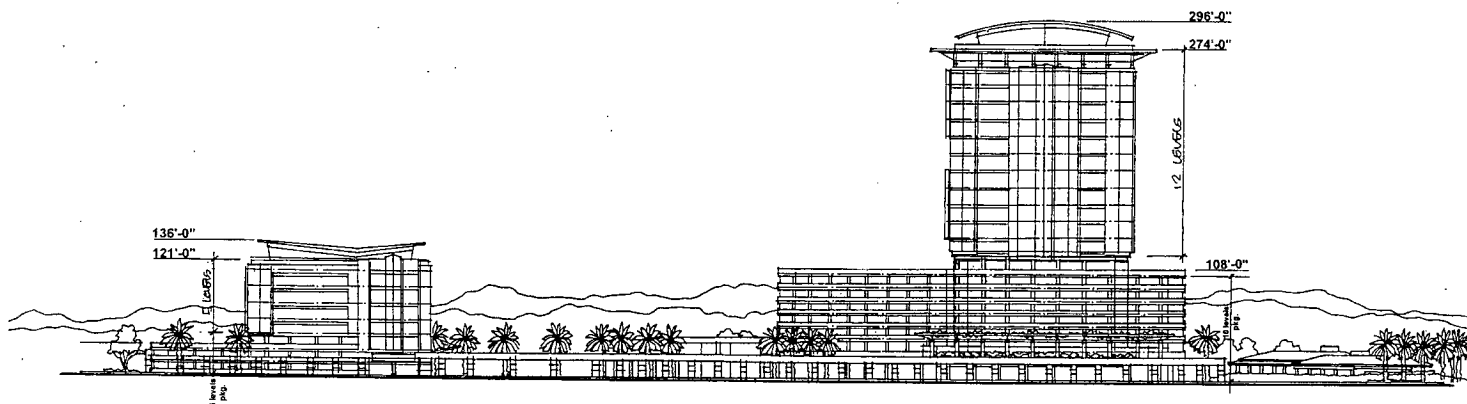
Parking Provided:	
Existing to remain	349 spaces
Phase 1 on grade	220 spaces
Phase 1 garage	340 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

Sheet Title:	
SITE PLAN	
PROPOSED LANDSCAPE	
Project No.:	03.147
Drawn By:	RN
Checked By:	MT
Date:	04.07.04
Scale:	1/50" = 1'-0"
File Name:	A100-b.dwg
Sheet Number:	

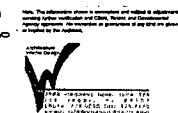
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REVISED
4.13.04

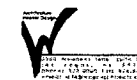
SUP-4089
4-22-04 PC



SOUTH/EAST ELEVATION
@ 1/4" = 1' - 27.04



Executive Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LL
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	28 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 80% Efficiency For Office
Parking Provided: 1061 sp

PHASE: II	
Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(±9 Levels)

Revisions:

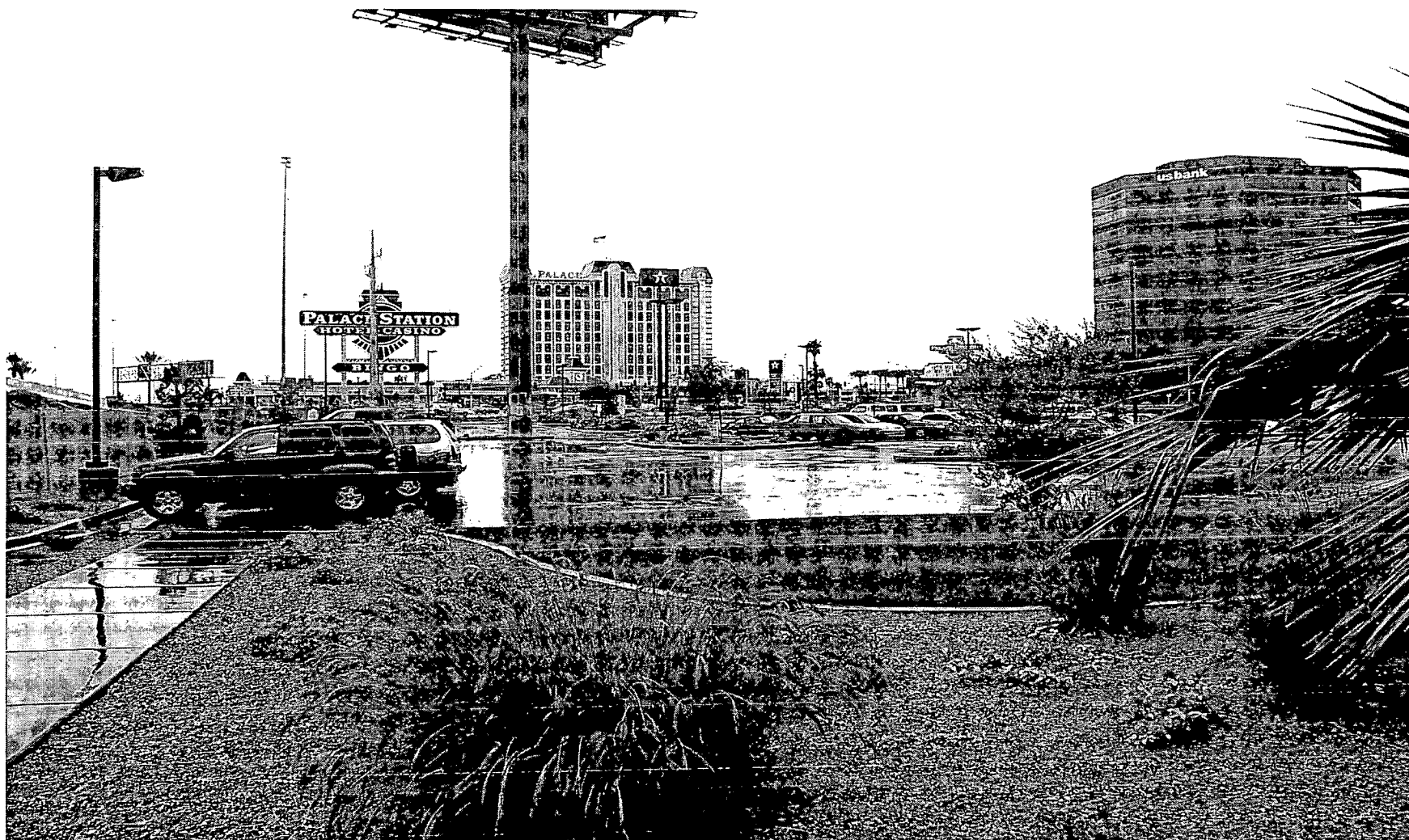
Sheet Title:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.:	03.147
Drawn By:	JN
Checked By:	JN
Date:	02.06.04
Scale:	AS NOTED
File Name:	A100.dwg
Sheet Number:	

CP

REVISED
4.5.04
SUP-4089
4-22-04 PC



SUP-4089 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SUP-4089 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT RELATED TO ZON-4082, VAR-4251, SDR-4086 AND SUP-4089 - PUBLIC HEARING - **SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	3
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – 33 Protest letters for Item 133 [ZON-4082], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] filed under Item 133 [ZON-4082]
5. Submitted after final agenda – Protest letter by Dolores and Robert E. Hogan

MOTION:

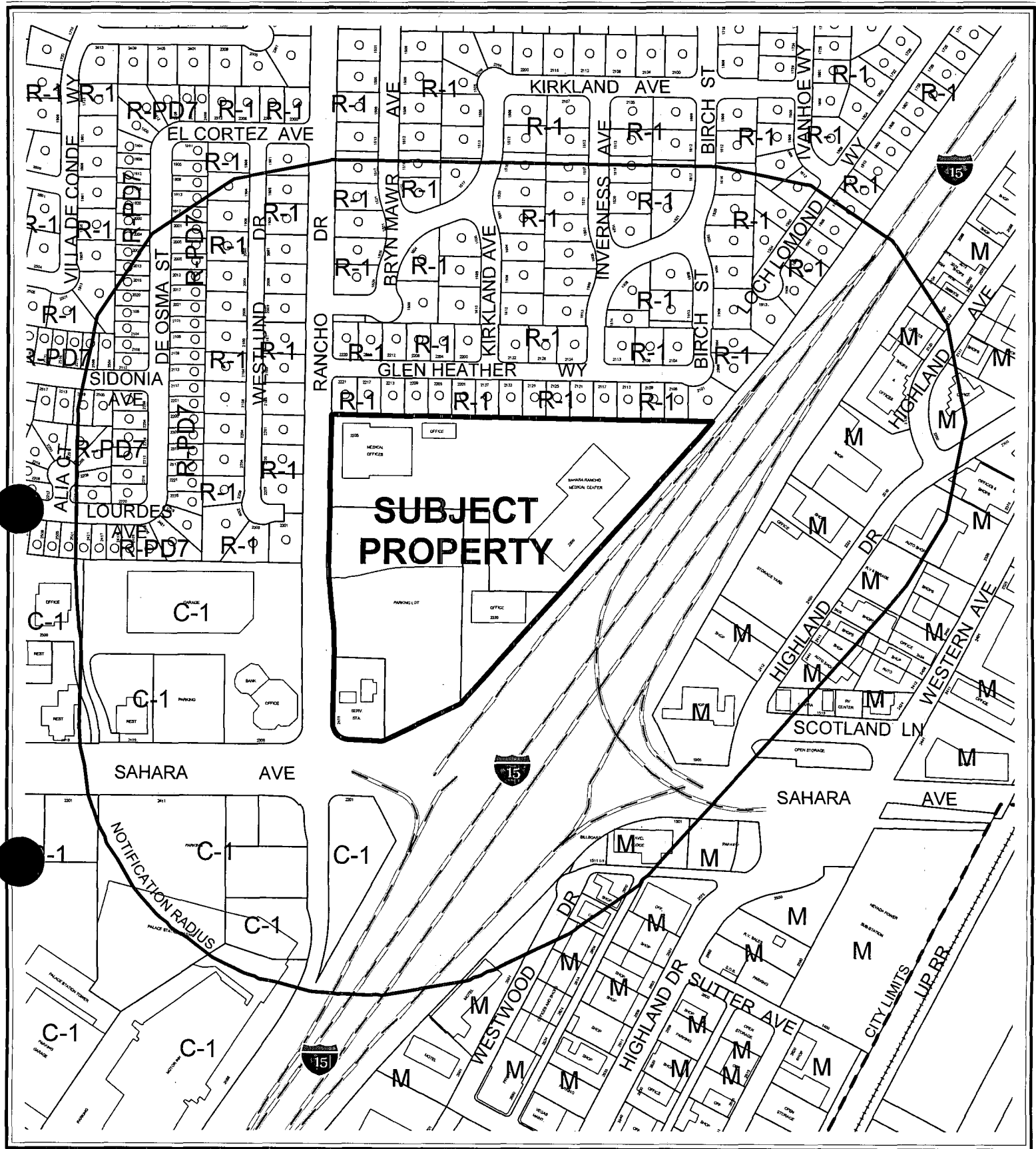
MONCRIEF – ABEYANCE of Item 133 [ZON-4082], Item 134 [VAR-4251], Item 135 [SDR-4086], Item 136 [SUP-4089] and Item 137 [SUP-4090] to 6/2/2004 NOT TO BE HEARD BEFORE 1:00 P.M. – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 135 [SDR-4086] for related discussion

(1:34 – 1:38)

3-902



CASE: SUP-4090

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL) , P-R (PROFESSIONAL OFFICE AND PARKING)
AND C-1 (LIMITED COMMERCIAL)

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

0 200 400 Feet



137



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO
OFFICE CENTER, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. 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.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This a request for a Special Use Permit for a "Restaurant Service Bar" on 15.33 acres located on the northeast corner of Rancho Drive and Sahara Avenue. The subject application will be affected by companion items ZON-4082 and SDR-4086, which are to be considered at the April 22, 2004 Planning Commission meeting.

B) Applicant's Justification

The applicant justifies this request by stating that the redevelopment of this site and the introduction of restaurants to this area will be beneficial to and compatible with the surrounding commercial area.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/62 The Board of City Commissioners approved a Rezoning (Z-0031-62) application for the reclassification of property generally located at the northeast corner of Rancho Drive and San Francisco Avenue (now Sahara Avenue) from R-1 (Single Family Residential) and C-C (Neighborhood Commercial Center) to R-3 (Medium Density Residential). Planning Commission and staff both recommended approval.
- 07/01/64 The Board of City Commissioners approved a Rezoning (Z-0053-64) application the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Estates, from R-3 (Medium Density Residential) to P-R (Professional Offices and Parking). Planning Commission and staff both recommended approval.
- 06/15/66 The Board of City Commissioners approved a rezoning (Z-0035-66) application for the reclassification of property from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property generally located on the northeast corner of Sahara Avenue and Rancho Drive. Planning commission and staff both recommended approval.
- 07/29/66 The Board of Zoning Adjustments approved a Special Use Permit (U-0023-66) to allow a service station on property generally located at the corner of Sahara Avenue and Rancho Drive. Staff recommended approval subject to conditions.

- 08/03/66 The Board of City Commissioners approved a Rezoning (Z-0046-66) application for the reclassification an additional 46.42 feet of property generally located on the northeast corner of Rancho Drive and Sahara Avenue, from R-3 (Medium Density Residential) to C-1 (Limited Commercial). Planning Commission and staff both recommended approval.
- 08/25/66 The Board Zoning Adjustments approved a Special Use Permit (U-0027-66) to allow a service station addition on property located on the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) application for the reclassification of property generally located on the east side of Rancho Drive between Sahara Avenue and Glen Heather Way from R-1 (Single Family Residential), R-3 (Medium Density Residential), and P-R (Professional Offices and Parking) to C-1 (Limited Commercial). Planning Commission and staff recommended approval.
- 04/18/79 The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building on property located at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
- 06/19/91 The City Council approved a Special Use Permit (U-0092-91) to allow an existing 1,000-gallon propane tank (existing since 1964) in conjuncture with an existing service station on property located on the northeast corner of Sahara Avenue and Rancho Drive. The Board of Zoning Adjustment and staff both recommended approval.
- 09/16/92 The City Council Withdrew a Special Use Permit (U-0204-92) to allow three (3) coin operated gaming machines in conjunction with an existing service station. The applicant could not obtain a gaming license from the state at that time. The Board of Zoning Adjustment and staff both recommended approval.
- 07/05/95 The City Council accepted a request to Withdraw Without Prejudice a Rezoning (Z-0036-95) application for the reclassification of property from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial) for the proposed development of 1.2 million square feet of office space including 15, 20 and 30 story office buildings located at the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission recommended denial. Staff recommended approval.
- 03/20/96 The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one story parking garage. Planning Commission recommended denial. Staff recommended approval.

- 01/05/00 The City Council accepted the Withdrawal with Prejudice of a Variance (V-0083-99) application on property located at 2200 and 2300 Rancho Drive to allow two parking structures to be three and one-half stories where two stories is the maximum height allowed, and to allow two office buildings to be five stories tall where two stories is the maximum height allowed. The Board of Zoning Adjustments and staff both recommended approval.
- 02/02/00 The City Council accepted the Withdrawal Without Prejudice for Rezoning (Z-0041-99) application for the reclassification of property located on the north side of Sahara Avenue, east of Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial); for the proposed development of a 357,342 square foot office complex. Planning Commission and staff both recommended approval of the rezoning to O (Office) instead of C-1 (Limited Commercial).
- 04/11/02 The Planning Commission approved a Site Development Plan Review [Z-0053-64(9) and Z-0030-73(2)] to allow a 70,000 square foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
- 11/21/02 The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-1068) to allow a proposed wireless communication facility, non-stealth design at 2320 South Rancho Drive. Staff recommended this item to be withdrawn without prejudice.
- 04/22/04 The Planning Commission recommended approval of related requests for a Rezoning (ZON-4086) from R-3 (Medium Density Residential) to P-R (Professional Office and Parking); a Variance (VAR-4251) to allow building heights to exceed the residential adjacency standards; a Site Development Plan Review (SDR-4086) for two office buildings with attached parking garages and two restaurant buildings within an existing office complex and a waiver of the Commercial Development Standards; and a Special Use Permit (SUP-4089) for a restaurant service bar.
- 04/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #60/pl)

B) Pre-Application Meeting

- 02/20/04 At the pre-application meeting issues concerning the Site Development Plan Review were discussed. Primarily, parking and landscaping requirements, as well as the need for a cross access agreement. The proposed uses on the site were also discussed.

C) Neighborhood Meetings

04/07/04 A neighborhood meeting was held at 2300 South Rancho Drive per the applicant's request, in association with a Rezoning (ZON-4082), Variance (VAR-4251, Site Development Plan Review (SDR-4086), and Special Use Permit (SUP-4089).

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.33

B) Existing Land Use

Subject Property: Professional Offices, Medical Offices, Service Station, and an Off-premise Advertising (Billboard) Sign
North: Single Family Residential Dwellings
South: Right of way (Sahara Avenue) and a Casino (Palace Station)
East: Right of way (Interstate Route No. 15) and Warehouse, Industrial.
West: Single Family Residential Dwellings and a garage, bank, and offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: ROW (Right of Way), SC (Service Commercial), GTC (Gaming Tourist Commercial)
East: ROW (Right of Way) and LI/R (Light Industrial / Research)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential), P-R (Professional Offices and Parking), and C-1 (Limited Commercial)
North: R-1 (Single Family Residential)
South: ROW (Right of Way) and C-1 (Limited Commercial)
East: ROW (Right of Way) and M (Industrial)
West: R-1 (Single Family Residential) and C-1 (Limited Commercial)

E) General Plan Compliance

The designation of this site is SC (Service Commercial) on the Southeast Sector Map of the General Plan. The General Plan states that this land use category allows office uses that serve primarily local patrons and also offices grouped as office centers with professional and business services. The proposed C-1 (Limited Commercial) district requested for the entire site is consistent with the SC (Service Commercial) designation, per Las Vegas Municipal Code (LVMC) Section 19.02.040(B).

<i>SPECIAL DISTRICTS/ZONES</i>	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

The proposed development consists of retail, professional offices, and restaurants, which are all allowable uses within a C-1 (Limited Commercial) district. A Connector Trail is planned to run the entire western property line of the subject parcel. The site will be pursuant to the standards set forth by GPA- 3933 (to be heard on 04/22/04). A Connector Trail calls for a five-foot wide transition strip / utility corridor placed between the trail path and street curb. The trail path consists of a standard five-foot wide sidewalk next to the transition strip.

The applicant has supplied a Development Impact Notice and Assessment (DINA) due to the commercial development in which the restaurant will be located will generate more than 3,000 average daily vehicle trips.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	400 from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park	YES

B) General Analysis and Discussion

- Zoning

A Restaurant Service Bar is permitted in the C-1 (Limited Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20.020 defines a Restaurant Service Bar as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Restaurant Service Bar:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- (1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.
- (2) Except as otherwise provided in Subsection (3) below, the minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - (a) Any leasehold parcel; or
 - (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection (1).
- (3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:
 - (a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
 - (b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

(4) When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Subsection (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

(5) The minimum distance requirement in Subsection (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

(*6) In the O District, a restaurant service bar is permitted only as an accessory use.

(*7) All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

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 proposed land use is permitted within a C-1 (Limited Commercial) zoning district by means of a Special Use Permit, and can be conducted in a manner which is harmonious and compatible with existing and future surrounding land uses.

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

The subject site is physically suitable for the proposed use.

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 project is located on the corner of Rancho Drive and Sahara Avenue. Rancho Drive is identified as a Secondary (80-foot) Collector, while Sahara Avenue is identified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended restaurant development on the subject parcels.

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 this request would be consistent with the standards of Title 19. If the request were approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 193 by City Clerk

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4090 APN: 162-04-401-003, 004, 005, 006 and 007

Name of Property Owner: Sahara Rancho Office Center, LLC

Name of Applicant: Sahara Rancho Office Center, LLC
Dr. Leon Steinberg

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: _____

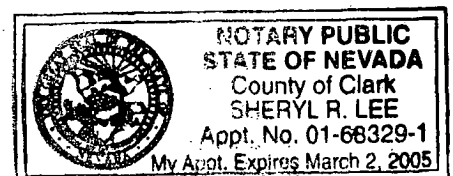
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 10th day of March, 2004

Sheriff K. Lee Clark County NV
Notary Public in and for said County and State



Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LLC
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower	100 K
Existing Office:	60 K
Existing Office:	72 K
Existing Office:	28 K
Total Office:	261 K
Office parking required (1 space/300 s.f.)	870

Proposed Restaurant:	10 K
Restaurant parking:	140 spaces
Kitchen, 3000 s.f./200 s.f./space	15 spaces
Outdoor dining, 2000 s.f./50 s.f./space	40 spaces
Total parking required:	1065 spaces

Parking Provided:	861 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 1 garage	261 spaces
Total Provided	1261 spaces

PHASE: II	
Proposed Office Tower	240 K
Phase I Office Tower	100 K
Existing Office:	60 K
Existing Office:	72 K
Existing Office:	28 K
Total Office:	501 K
Office parking required (1 space/300 s.f.)	1670 spaces

Retail:	6 K
Retail parking	35 spaces

Phase I Restaurants:	10 K
Restaurant parking:	140 spaces
Kitchen, 3000 s.f./200 s.f./space	15 spaces
Outdoor dining, 2000 s.f./50 s.f./space	40 spaces
Total parking required:	1900 spaces

Parking Provided:	349 spaces
Existing to remain	220 spaces
Phase 1 on grade	380 spaces
Phase 2 on grade	144 spaces
Phase 2 garage	1030 spaces
Total parking provided	2123 spaces

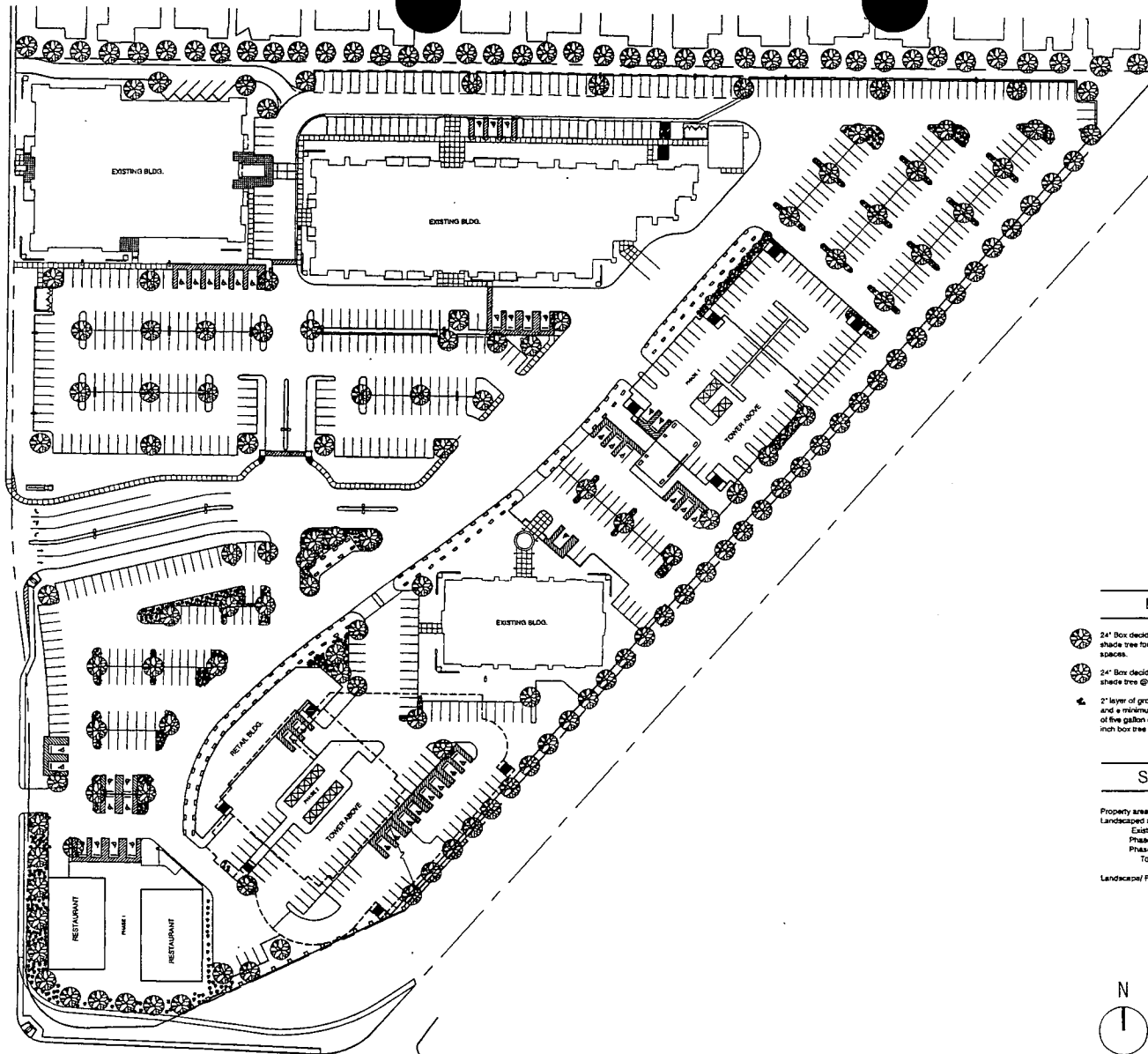
Sheet Title:

SITE PLAN

PROPOSED LANDSCAPE

Project No.:	03.147
Drawn By:	RN
Checked By:	MT
Date:	04.07.04
Scale:	1/8" = 1' - 0"
File Name:	A100-B.dwg
Sheet Number:	

A100-b

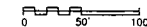


LEGEND

- 24" Box deciduous tree or evergreen shade tree for every 6 uncovered parking spaces.
- 24" Box deciduous tree or evergreen shade tree @ 30' o.c. @ west buffer.
- 2" layer of ground cover or rock mulch, and a minimum of four evergreen shrubs of five gallon minimum each per each 24 inch box tree provided.

SITE DATA

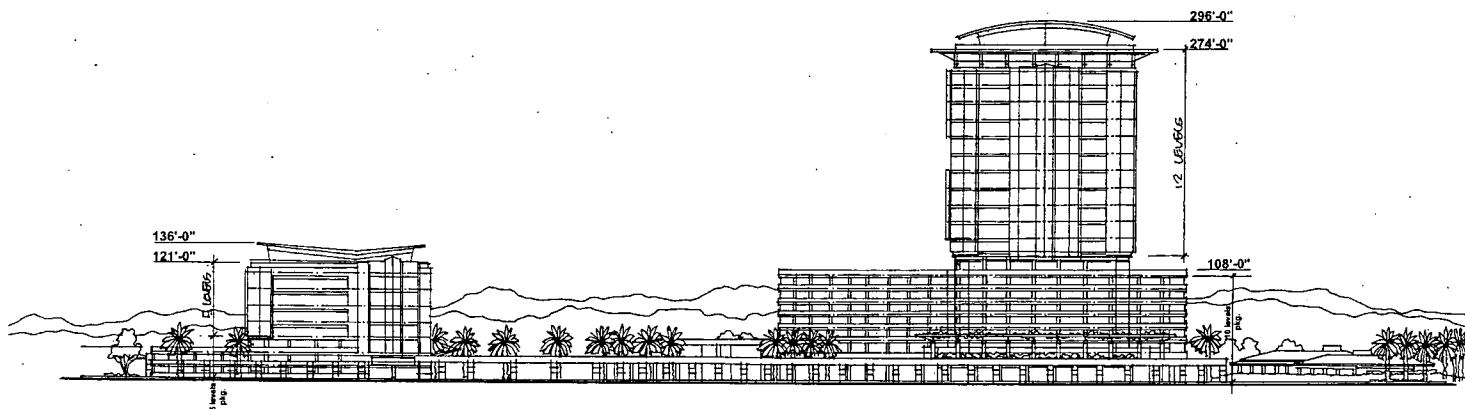
Property area:	670, 456 S.F.
Landscaped area:	
Existing:	61,300 S.F.
Phase I:	25,200 S.F.
Phase II:	18,400 S.F.
Total:	102,900 S.F.
Landscaped/Property:	15.35%



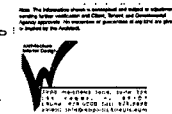
NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.
This site plan is based upon the site plan prepared by KATH Engineering received by architect on March 4th, 2004. This plan was prepared without a survey.

REVISED
4.13.04

SUP-4090
4-22-04 PC



South/East ELEVATION
@ 1/40
1" = 27'-04"



Executive Architect:



A project for:
SAHARA RANCHO OFFICE CENTER, LL
2300 S. RANCHO DRIVE, SUITE 300
LAS VEGAS, NEVADA 89102

SITE DATA

Zone:	C-1
PHASE: I	
Proposed Office Tower I:	100 K
Existing Office:	38 K
Existing Office:	87 K
Existing Office:	54 K
Total Office:	247 K
Restaurant:	10 K
Total:	257 K

Parking Required @ 5/1000: 1090 SP
@ 85% Efficiency For Office

Parking Provided: 1051 SP

PHASE: II

Office Tower:	240 K
Parking at 4/1000:	(8 Levels)
Parking at 5/1000:	(± 9 Levels)

Revision:

Sheet Title:

GROUND FLOOR PLAN
TYPICAL FLOOR PLAN
PROJECT ELEVATION

Project No.:	03.147
Drawn By:	RN
Checked By:	JH
Date:	02.06.04
Scale:	AS NOTED
File Name:	A100.dwg
Sheet Number:	

CP

REVISED
4.5.04

SUP-4090
4-22-04 PC



SUP-4090 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04



SUP-4090 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF SAHARA AVENUE AND RANCHO DRIVE
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

City Council

SUP-4090

RECEIVED
CITY CLERK

2004 MAY 17 A 10:51

We object to the above due
to high traffic it would
cause in an already high
traffic area.

Protest

Thank you

Delores Hogan / Robert E. Hogan
1908 Birch St
Las Vegas NV 89102

Submitted after final agenda

Date 5/17/04 Item #137

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4083 - APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
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:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting and Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 138 [ZON-4083], Item 139 [VAR-4190] and Item 140 [SDR-4085].

CRAIG MOORE, 4427 Via Torino, appeared on behalf of the applicant, and concurred with the Planning Commission's approval. He explained there is no way to get five parking spaces on this property, which is being converted from commercial to residential. He informed the Council that the applicant has purchased five properties to the north and is trying to secure a sixth property, which will allow for an alley and adequate parking for all six properties. He stated that staff was in support of this as an option to alleviate parking issues.

JUNE INGRAM, Charleston Neighborhood Preservation, spoke in opposition to Item 139 [VAR-4190]. She explained that there would be issues with customers parking across the street in the cul-de-sacs and running across the street because there would not be adequate parking. MR. MOORE stated there are four properties to the north that have an average of 13 to 19 spaces in the back of each property. At the subject property, there is no way to get 5 parking spaces until the property next door is purchased. At that time, parking will exceed the requirement.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 138 – ZON-4083

MINUTES – Continued:

COUNCILWOMAN MONCRIEF thanked the applicant for purchasing so many properties in the area. She agreed that once the final property is purchased, the parking situation will be more than adequate. She explained the houses are in decline and Neighborhood Services will be doing a neighborhood clean up. She encouraged the applicant to keep up the property and adhere to the conditions associated to each application.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 138 [ZON-4083], Item 139 [VAR-4190] and Item 140 [SDR-4085].

NOTE: All discussion for Item 138 [ZON-4083], Item 139 [VAR-4190] and Item 140 [SDR-4085] was held under Item 138 [ZON-4083].

(2:44 – 2:49)

4-444

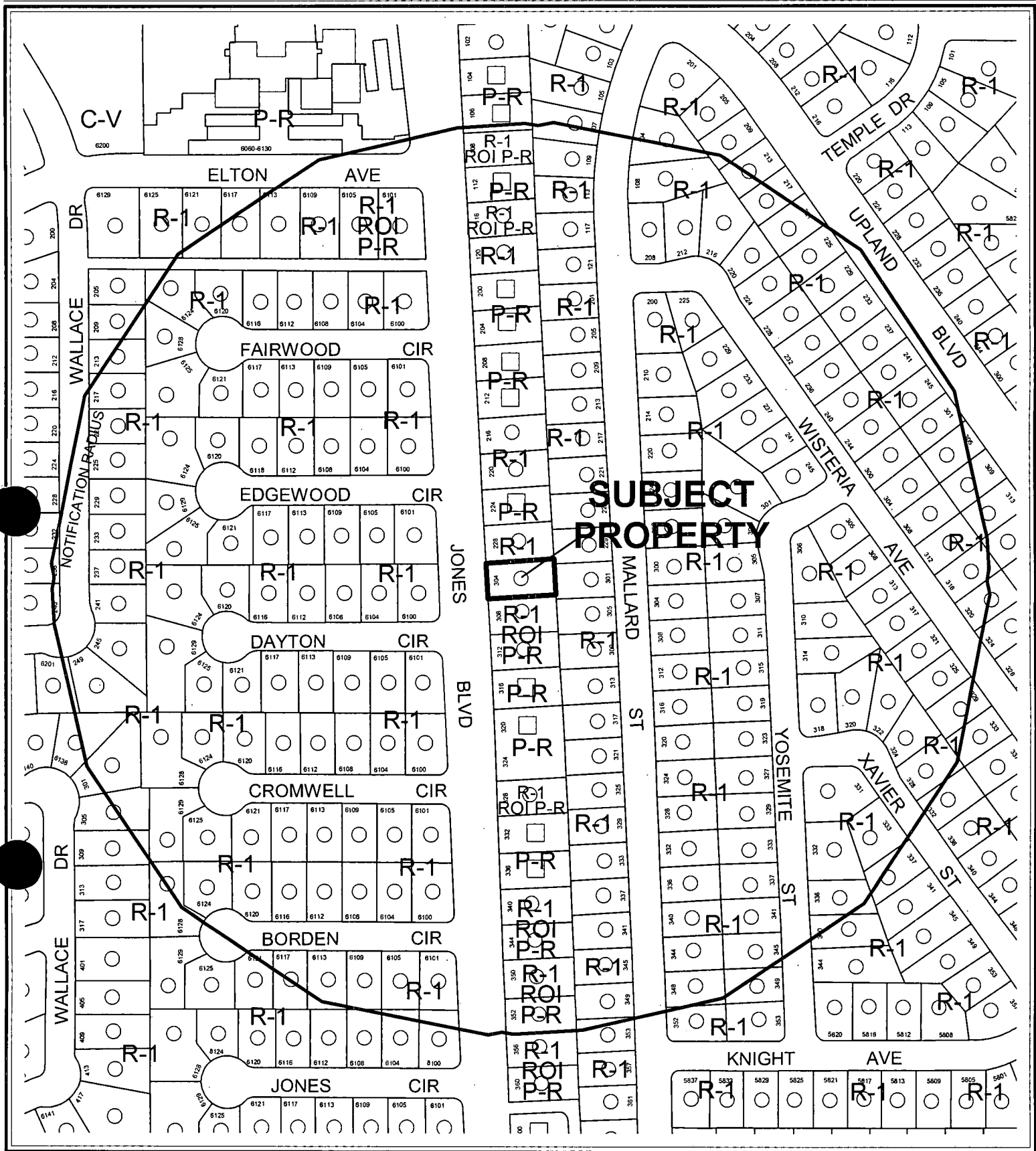
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4085) and a Variance (VAR-4190) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this 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.



CASE: ZON-4083

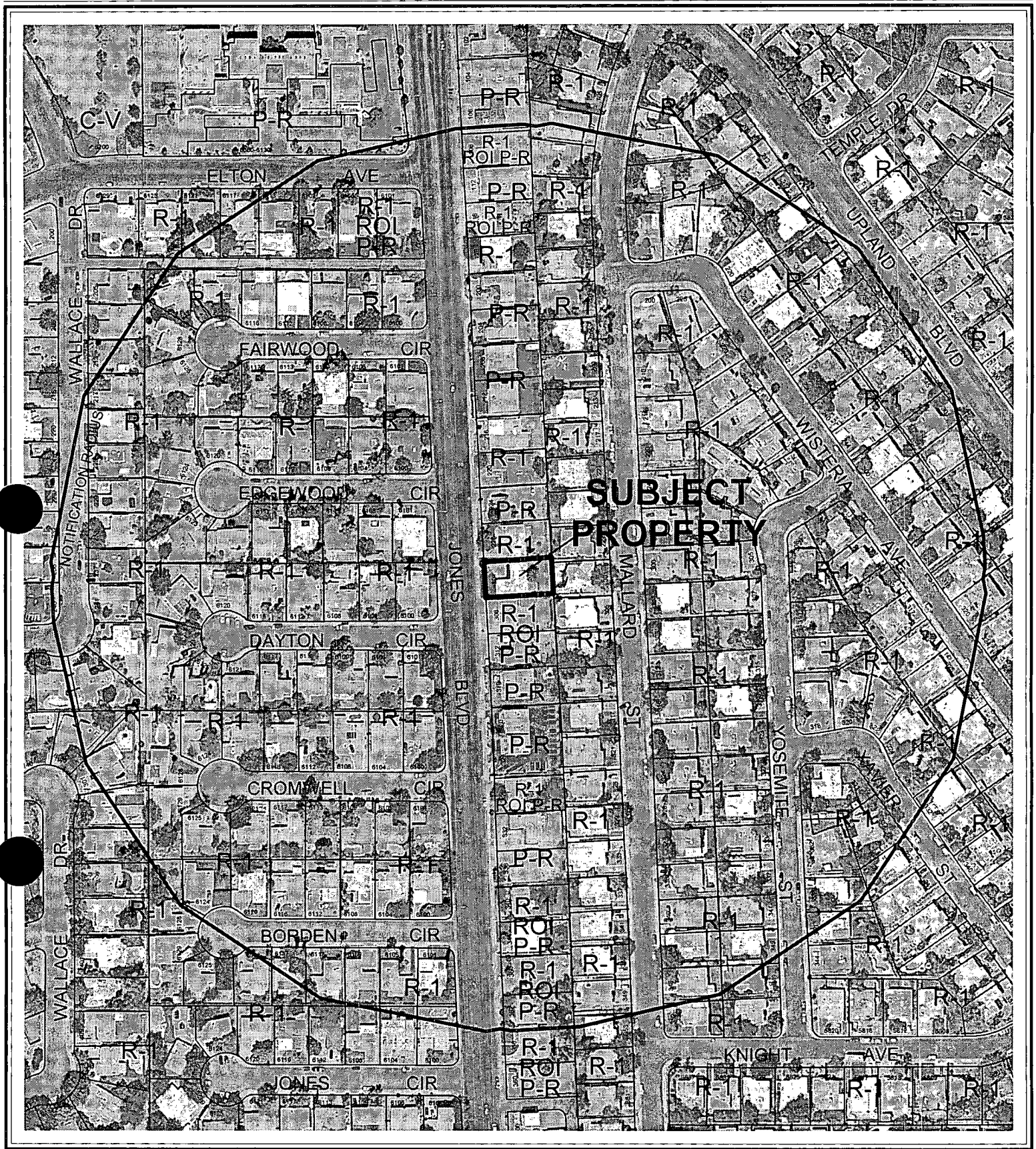
RADIUS: 750 FT

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

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

0 100 200 Feet





CASE: **ZON-4083**

RADIUS: 750 FT

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

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

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4083 - APPLICANT: ARG INVESTMENTS, LIMITED
LIABILITY COMPANY - OWNER: SAM AND ROSE DRAZNIN**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4085) and a Variance (VAR-4190) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres 304 South Jones Boulevard. A Site Development Plan Review application (SDR-4085) and a Variance application (VAR-4190) for parking to convert the existing single-family residence to an office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the conversion of the existing single-family residence to an office use.

BACKGROUND INFORMATION

A) Previous Actions

- 05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired.
- 04/22/04 The Planning Commission recommended approval on a related Variance request (VAR-4190) to allow four parking spaces where five spaces are required for a proposed office and a Site Development Plan Review request (SDR-4085) for a home/office conversion.
- 04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #63/mp)

B) Pre-Application Meeting

- 02/26/04 The applicant was advised of the requirements for a Rezoning application and the design issues will be addressed with the Site Development Plan Review.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) 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 site is not affected by any special plan areas or districts.

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	0.17 Acres	Y
Min. Lot Width	60 Feet	61 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) *General Analysis and Discussion*

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to convert the existing single-family residence to an office on this site.

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."**

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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."**

Other properties fronting on this segment of Jones Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

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

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Jones Boulevard and the single-family residences to the east.

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.”**

Access to this site is provided Jones Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 253 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4083** APN: 138 36 ²¹⁰⁻⁰⁰¹ ~~#2 OF~~Name of Property Owner: Rose C. DrazninName of Applicant: ARG JONES II, LLC 9/6 GREGORY WILDE
(702) 524-9453

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.

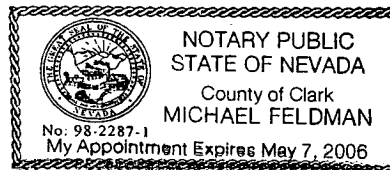
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Rose C. DrazninPrint Name: (X) ROSE C. DRAZNIN

Subscribed and sworn before me

This 8 day of MARCH, 2004[Signature]
Notary Public in and for said County and State

← RESIDENTIAL

61'

— NORTH

PROPERTY SIZE:

7152.25 sq. FT.

ATIO OF BLDG/LOT:

19.15%

LANDSCAPING:

Ⓣ 4' TREE BOX

ⓑ 5 GALLON BUSH

Ⓟ SMALL PLANT

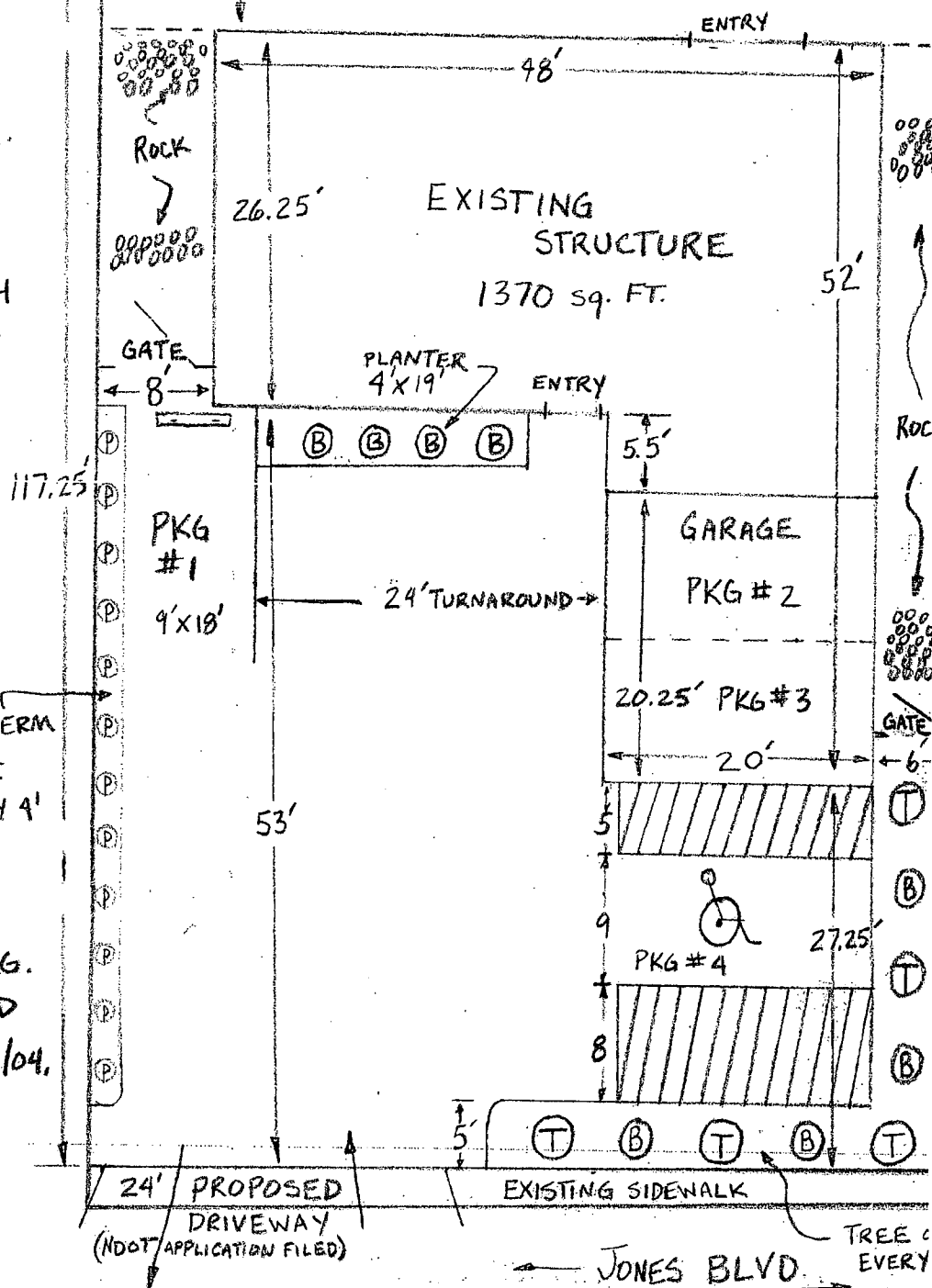
2' BERM
SMALL
PLANT
EVERY 4'

NOTE:

* REVISED DRAWING.

PLEASE DISREGARD

ALL PRIOR TO 3/29/04.



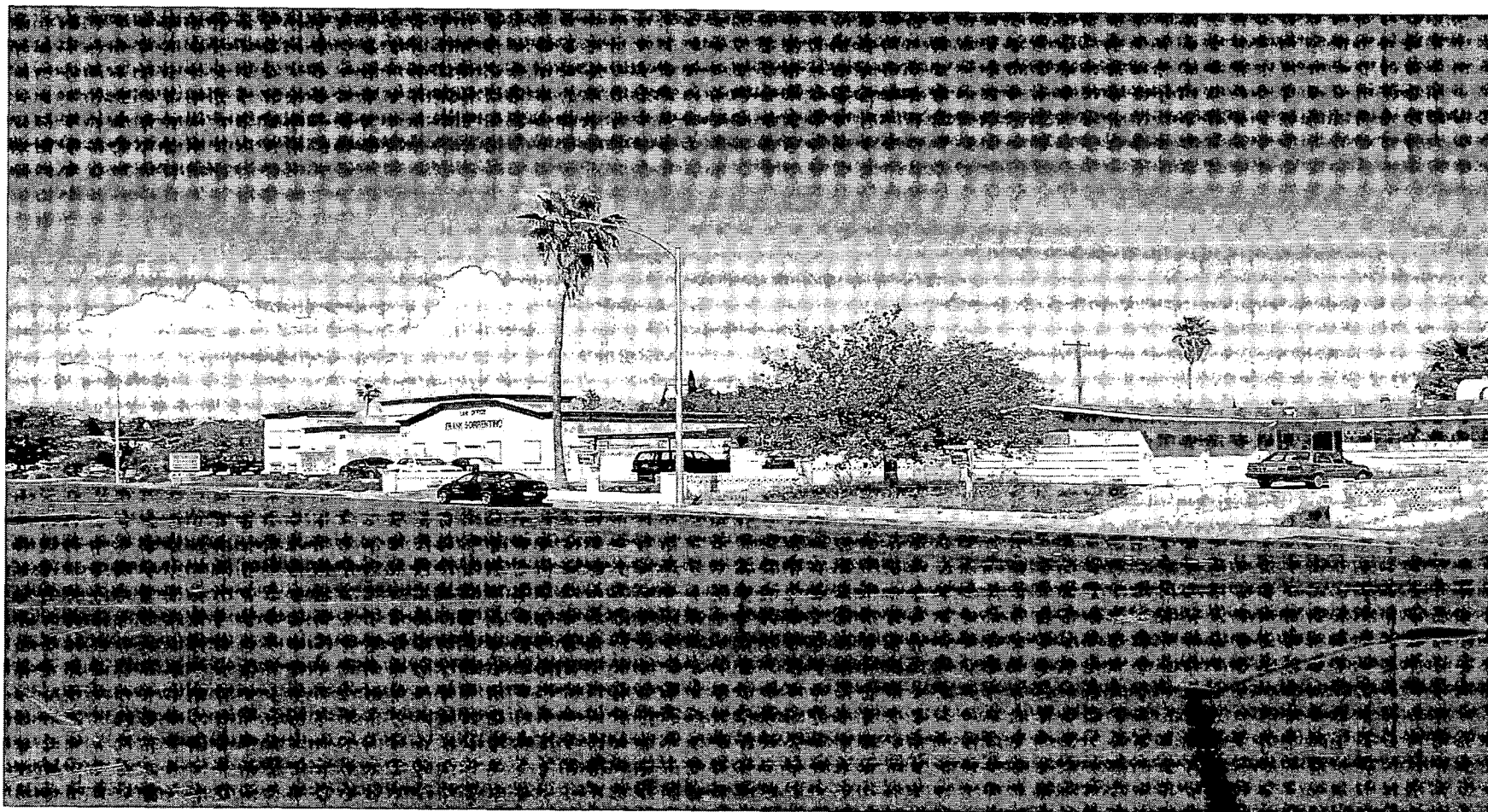
REVISED
3.30.04

ZON-4083

VAR-4190

SDR-4085

4-22-04 PC



ZON-4083 - APPLICANT: ARG INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SAM AND
ROSE DRAZNIN
304 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE RELATED TO ZON-4083 - PUBLIC HEARING - VAR-4190 -
APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY - Request for
 a Variance TO ALLOW 4 PARKING SPACES WHERE 5 PARKING SPACES ARE
 REQUIRED FOR A PROPOSED OFFICE on 0.17 acres at 304 South Jones Boulevard (APN:
 138-36-210-001), Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission
 (5-0 vote) recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF – APPROVED subject to conditions – **UNANIMOUS** with **WEEKLY** not
 voting and Ward 2 seat vacant

MINUTES:

NOTE: See Item 138 [ZON-4083] for related discussion.

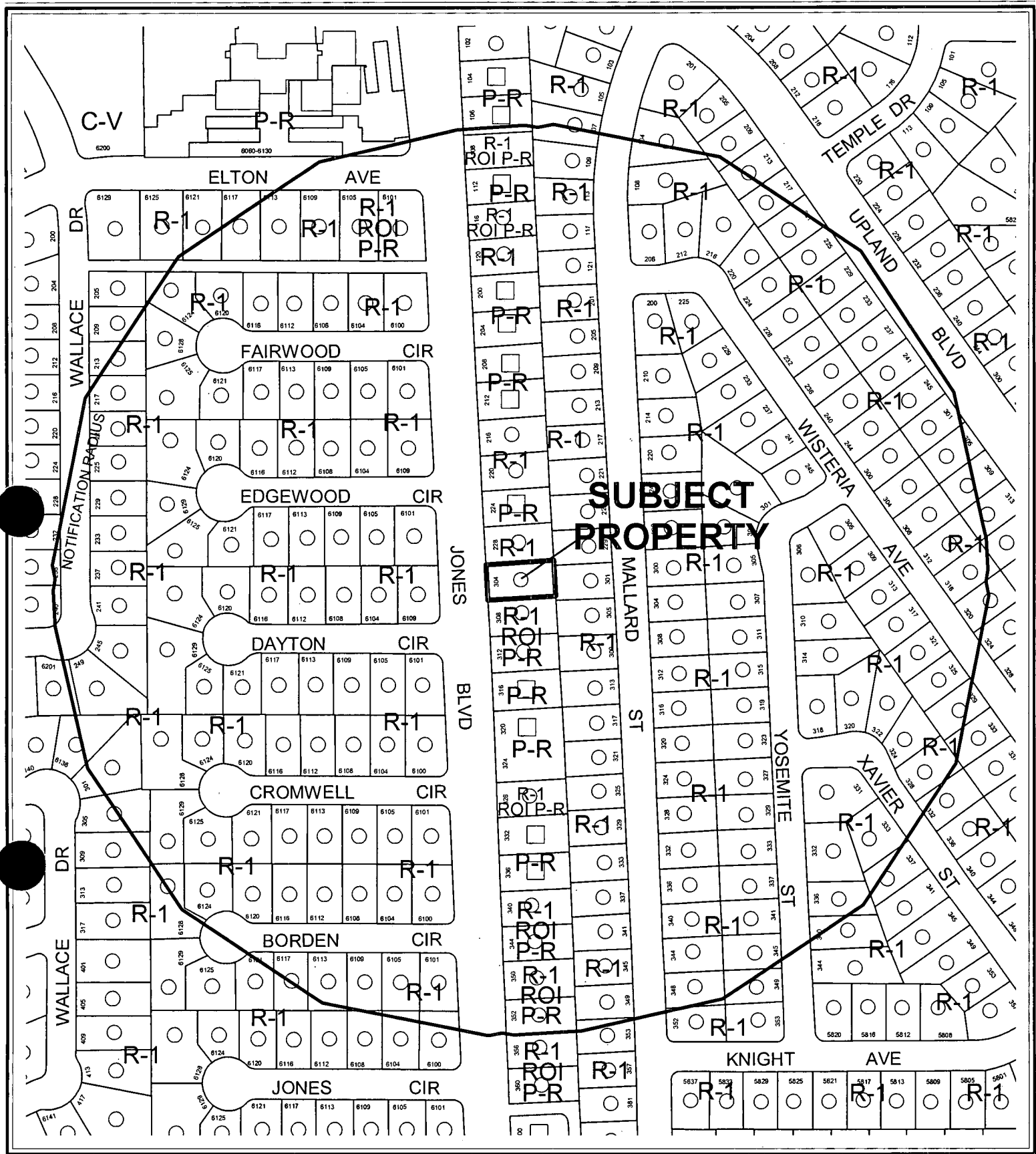
(2:44 – 2:49)

4-444

CONDITIONS:

Planning and Development

1. This Variance 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. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) a Site
 Development Plan Review (SDR-4085) for the office by the City Council prior to the
 approval of any permits for development on this site.



CASE: VAR-4190

RADIUS: 750 FT

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

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

0 100 200 Feet



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED
LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. This Variance 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. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) a Site Development Plan Review (SDR-4085) for the office by the City Council prior to the approval of any permits for development on this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 4 parking spaces where 5 parking spaces are required for a proposed office on 0.17 acres at 304 South Jones Boulevard. A Rezoning application (ZON-4083) to change the zoning designation to P-R (Professional Office and Parking) and a Site Development Plan Review application (SDR-4085) for the proposed office were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the minimum number of spaces cannot be provided due to the small size of the site.

BACKGROUND INFORMATION

A) Previous Actions

- 05/01/91 The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired.
- 04/22/04 The Planning Commission recommended approval on a related Rezoning request (ZON-4083) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) and a Site Development Plan Review request (SDR-4085) for a home/office conversion.
- 04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #65/mp)

B) Pre-Application Meeting

- 02/26/04 A pre-application meeting was held for the companion Rezoning and Site Development Plan Review. The applicant was advised a total of 5 parking would be required for an office use. The applicant has submitted this Variance to allow for a reduction to 4 spaces.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	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 site is not affected by any special plan areas or districts.

A) Zoning Code Compliance

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
Office, Other Than Listed	1370 SF.	1 Space/300 GFA	5	1	4	1

The proposed site plan for the conversion of the existing single family residence to an office shows a total square footage of 1,370 square feet, which requires a total of 5 spaces. The applicant has submitted this Variance to allow for the reduction of the required parking.

B) General Analysis and Discussion

The applicant is proposing to convert the existing single-family residence on this site to a 1,370 square foot office. A total of 5 parking spaces are requiring for this use. This Variance is to allow a total of 4 parking spaces.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an office that is too large for the subject site. Alternative design and share parking with an adjacent property would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 254 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4190** APN: 138-36-210-001

Name of Property Owner: ARG JONES II, LLC.

Name of Applicant: C/O GREGORY L. WILDE, ESQ.

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: _____

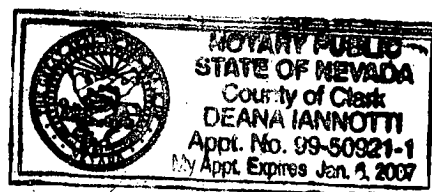
Signature of Property Owner/Authorized Agent: Angela Williams, Esq.

Print Name: GREGORY WILDE, ESQ.

Subscribed and sworn before me

This 30th day of March, 2004

Deana Penot
Notary Public in and for said County and State



← RESIDENTIAL

61'

— NORTH

P/L

P/L

38'

EXISTING GRASS

PROPERTY SIZE:

7152.25 sq. FT.

ATIO OF BLDG/LOT:

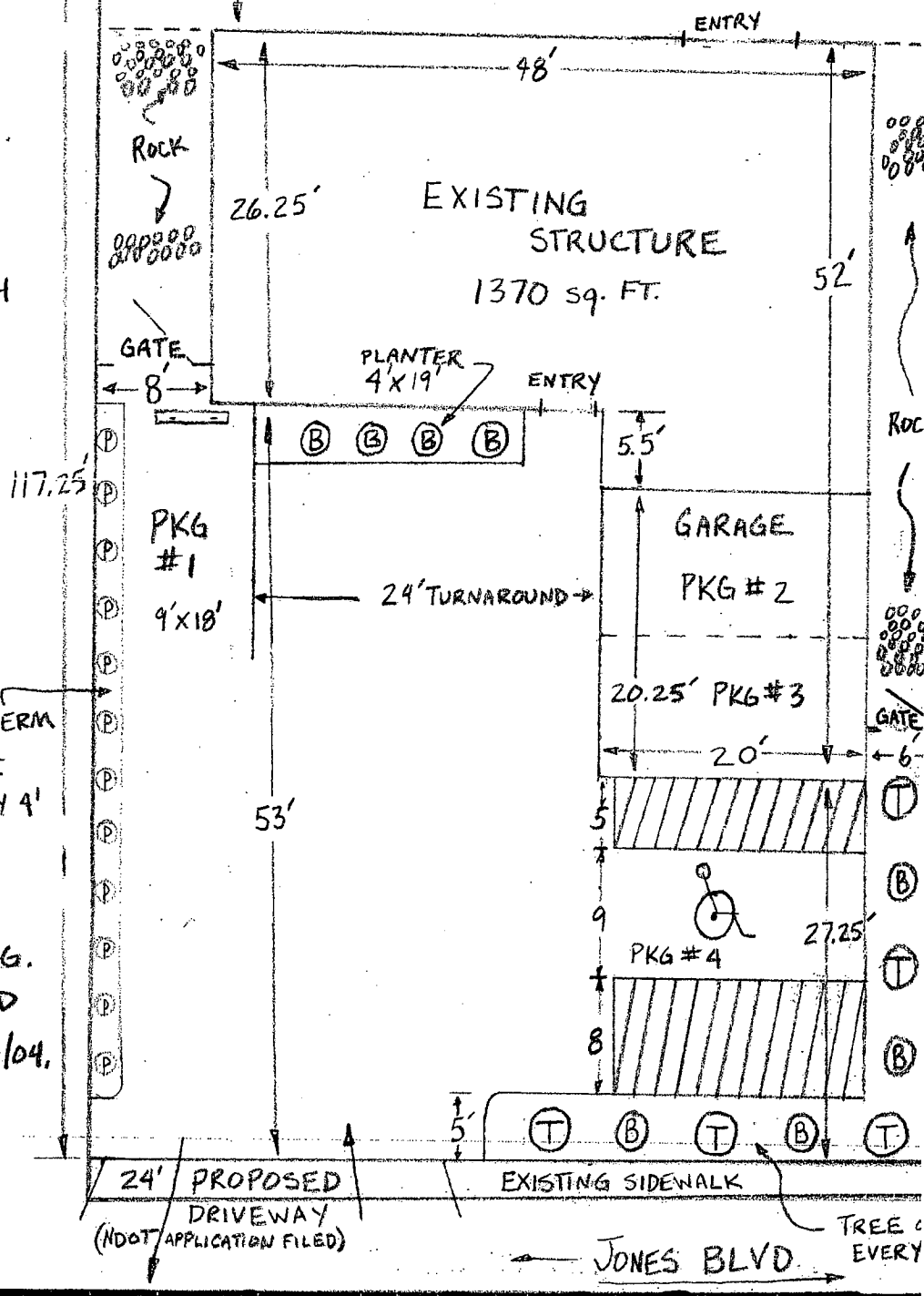
19.15 %

LANDSCAPING:

Ⓣ 4' TREE BOX

ⓑ 5 GALLON BUSH

Ⓟ SMALL PLANT

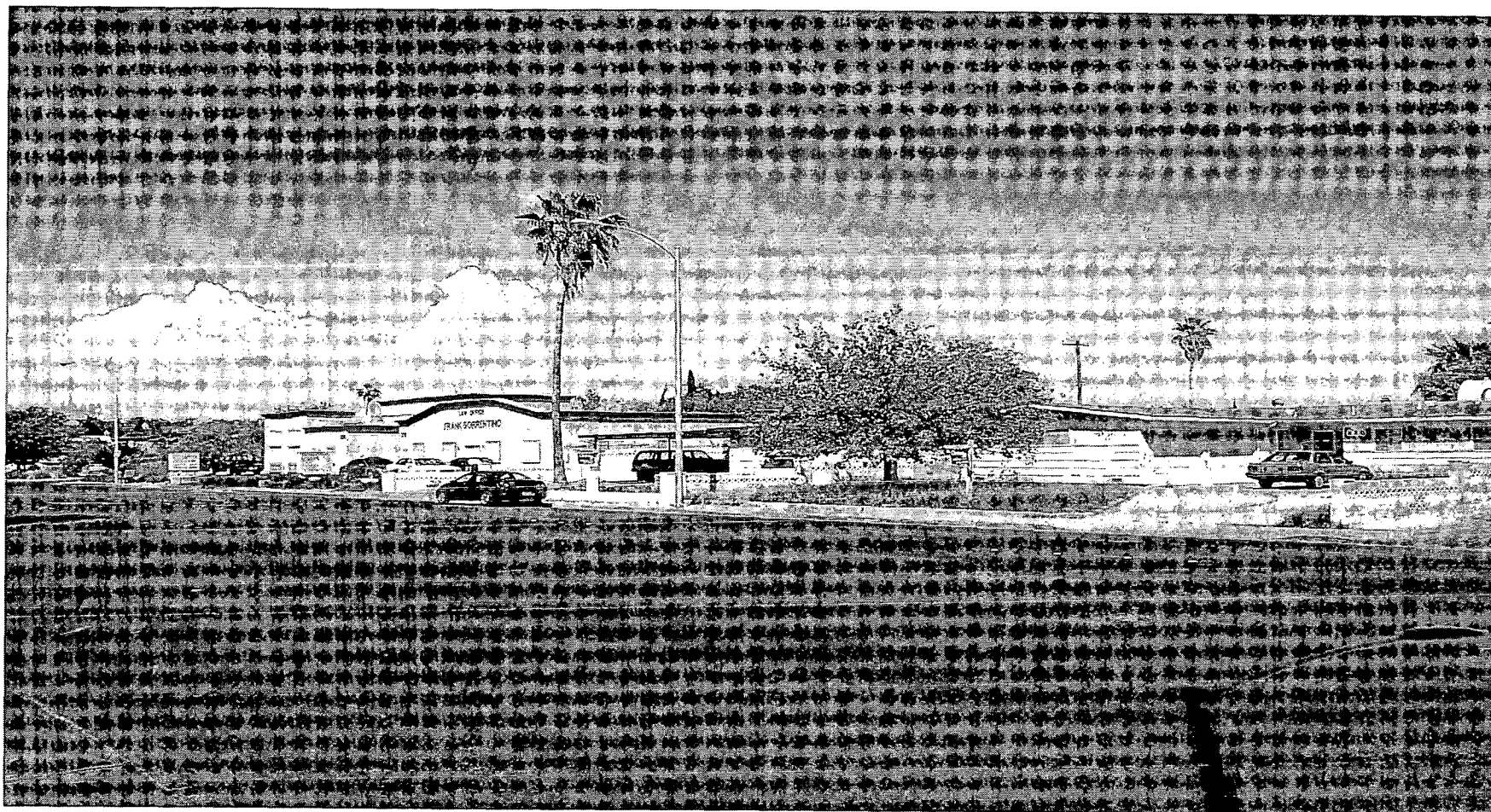


NOTE:
* REVISED DRAWING.
PLEASE DISREGARD
ALL PRIOR TO 3/29/04.

ZON-4083
VAR-4190

SDR-4085
4-22-04 PC

REVISED
3.30.04



VAR-4190 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES
SAMMONS AND FRANCIS KELLER
216 AND 220 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4083 AND VAR-4190 - PUBLIC HEARING - **SDR-4085 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND FOR WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

--

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

--

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:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting and Ward 2 seat vacant

MINUTES:

NOTE: See Item 138 [ZON-4083] for related discussion.

(2:44 – 2:49)

4-444

CONDITIONS:

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. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) and a Variance (VAR-4190) to allow for a reduction of required parking by the City Council prior to the approval of any permits for development on this site.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 140 – SDR-4085

CONDITIONS - Continued:

3. The applicant shall revise the landscape plan to provide 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
7. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

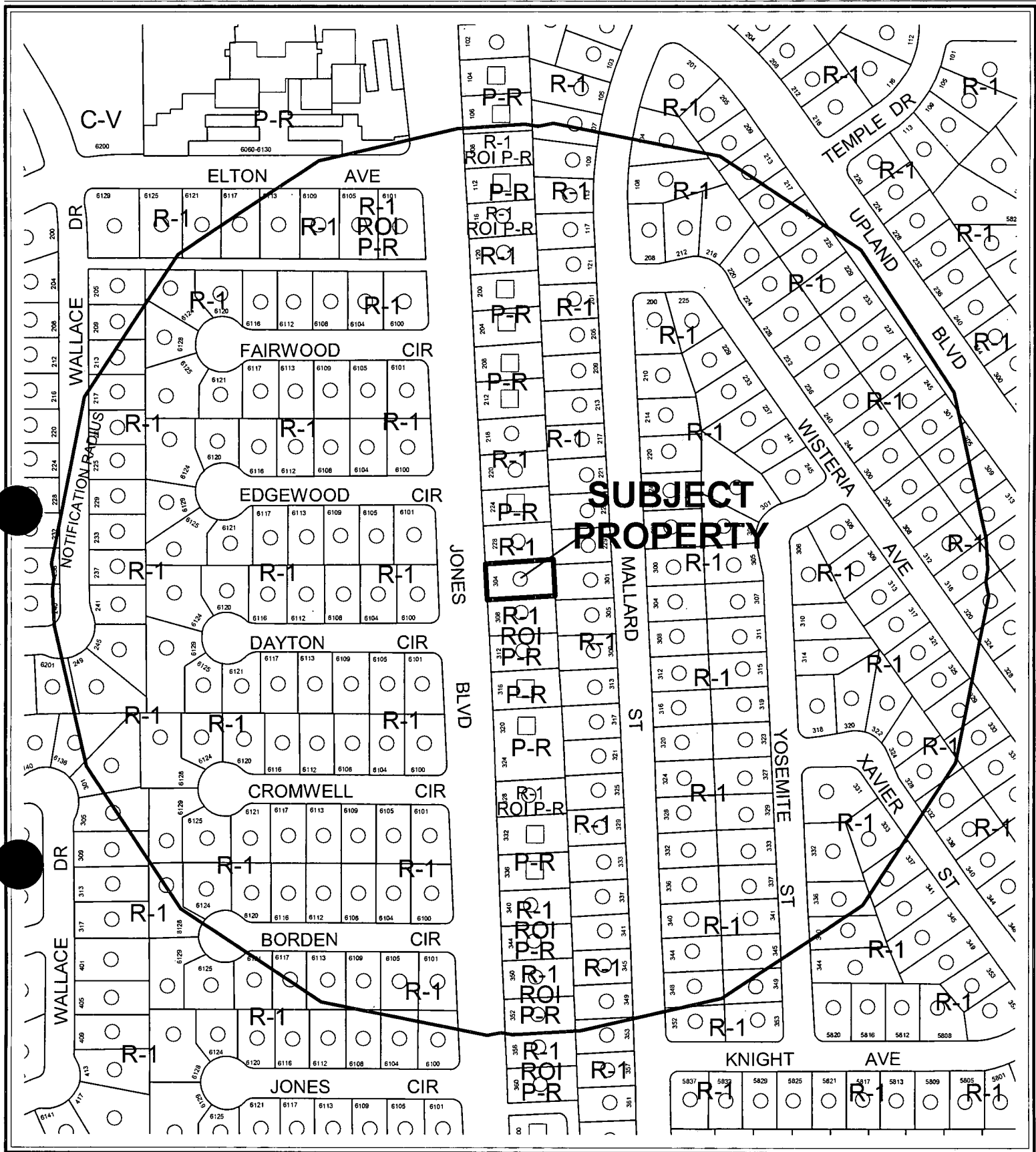
Public Works

11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 140 – SDR-4085

CONDITIONS - Continued:

14. Site development to comply with all applicable conditions of approval for ZON-4083, Z-26-91, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.



CASE: SDR-4085

RADIUS: 750 FT

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

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

0 100 200 Feet



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4085 - APPLICANT: ARG JONES II, LIMITED LIABILITY COMPANY - OWNER: SAM AND ROSE DRAZNIN

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommend 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. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) and a Variance (VAR-4190) to allow for a reduction of required parking by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall revise the landscape plan to provide 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
7. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
14. Site development to comply with all applicable conditions of approval for ZON-4083, Z-26-91, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review and a Waiver of landscaping for a proposed office on 0.17 acres at 304 South Jones Boulevard. A Rezoning application (ZON-4083) to change the zoning designation to P-R (Professional Office and Parking) and a Variance application (VAR-4190) to allow a reduction in required parking were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the existing single-family residence is being converted in order to allow for use as an office. The waiver to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 05/01/91 | The City Council approved a Rezoning (Z-0026-91) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended denial on 04/11/91. This zoning approval has expired. |
| 04/22/04 | The Planning Commission recommended approval on a related Rezoning request (ZON-4083) from R-3 (Medium Density Residential) to P-R (Professional Office and Parking) and a Variance request (VAR-4190) to allow four parking spaces where five spaces are required for a proposed office. |
| 04/22/04 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #64) |

B) Pre-Application Meeting

- | | |
|----------|---|
| 02/26/04 | The applicant was advised of the requirements for a Site Development Plan Review application and that a total of 5 parking would be required for an office use. The applicant has submitted a companion Variance to allow for a reduction to 4 spaces. Waivers of minimum landscaping requirements were also discussed. |
|----------|---|

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.17

B) *Existing Land Use*

Subject Property: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) *General Plan Compliance*

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	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 site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to convert the existing single-family residence for use as an office. The plan shows the existing attached garage will be used for two parking spaces, with the remaining parking provided in front of the building. A total of four parking spaces are provided, with access from Jones Boulevard. Landscaping in planters is shown along portions of the north and south sides of the site. There were no building elevations, as this is an existing single-family dwelling being converted to an office.

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	0.17 Acres	Y
Min. Lot Width	60 Feet	61 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	38 Feet	Y
Max. Lot Coverage	50 %	24 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / Less Than 15 Feet	Y

The proposed office meets or exceeds the standards.

A2) Residential Adjacency Standards

The height of the existing building is less than 15 feet, which only requires the building to meet the setbacks of the adjacent property. In this case the building is setback 38 feet from the east property line, which exceeds the 15 feet required in the adjacent R-1 (Single Family Residential) zoning district. Therefore the Residential Adjacency Standards do not apply.

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
Office, Other Than Listed	1370 SF.	1 Space/300 GFA	5	1	4	1

The proposed site plan for the conversion of the existing single-family residence to an office shows a total square footage of 1,370 square feet, which requires a total of 5 parking spaces. The applicant has submitted a companion Variance to allow for the reduction of the required parking.

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 Tree/6 Spaces	1 Tree	0
Buffer:			
• Min. Trees	1 Tree/ 20 Linear Feet along the street frontages and north property line; 1 Tree/ 30 Linear Feet along the east property line	17 Trees	0
• Min. Zone Width	15 Feet along the street frontage and 8 feet around the remaining perimeter of the site		5 Feet along Jones Boulevard, 2 feet along north property line, 6 feet along the south and unspecified along the east property line

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage. A condition has been added requiring the applicant to revise the landscape plan to show 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The proposed development meets the minimum code requirements with regards to lot size, building setbacks and building height. However, the plan does not depict the minimum 5 parking spaces required by code. The applicant has submitted for a Variance to allow for the reduction in required parking.

- Waivers

The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to revise the landscape plan to show 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.

- Landscape Plan

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontage.

- Elevation

There were no building elevations as this is an existing single-family dwelling being converted to an office. Photographs submitted with this application show the single-family dwelling is in need of some exterior repairs. A condition has been added requiring the applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character.

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 proposed office is appropriate along this segment of Jones Boulevard and is compatible with adjacent development in the area.

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 project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping and parking. The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages cannot be supported. A condition has been added requiring the applicant to revise landscape plan prior to any development activity on this site. The recommendation for the companion Variance to allow for the reduction in required parking is for denial. Therefore, denial is also recommended for this application.

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

The site will have access to Jones Boulevard, a 100-foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. 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;"**

There were no building elevations as this is an existing single-family dwelling being converted to an office. Photographs submitted with this application show the single-family dwelling is in need of some exterior repairs. A condition has been added requiring the applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character. The landscaping will be appropriate, subject to the added condition requiring a revised landscape plan.

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;"**

With the added condition requiring repairs to the existing structure, building elevations for this development will be harmonious and compatible 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 inspection by the City and will not compromise the health safety and welfare of the general public.

PLANNING COMMISSION ACTION

The Planning Commission believed that with the proposed conditions, the development was appropriate for the site.

NOTICES MAILED 253 by Planning Department

APPROVALS 0

PROTESTS 0

FROM :

FAX NO. :

1. 10 2002 06:37AM P3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4085** APN: 138 36 112 017

Name of Property Owner: ROSE C DRAZNIN

Name of Applicant: ARL INVESTMENTS LLC c/o GREGORY WILDE
(702) 524-9453

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: _____

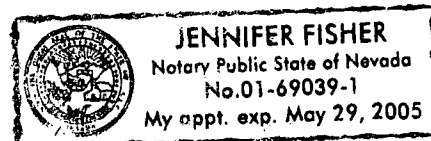
Signature of Property Owner/Authorized Agent: Rose C. Dragoin

Print Name: (X) Rose C. Draznin

Subscribed and sworn before me

This 14 day of February, 2004

Notary Public in and for said County and State



← RESIDENTIAL

61'

NORTH

P/L

P/L

38'

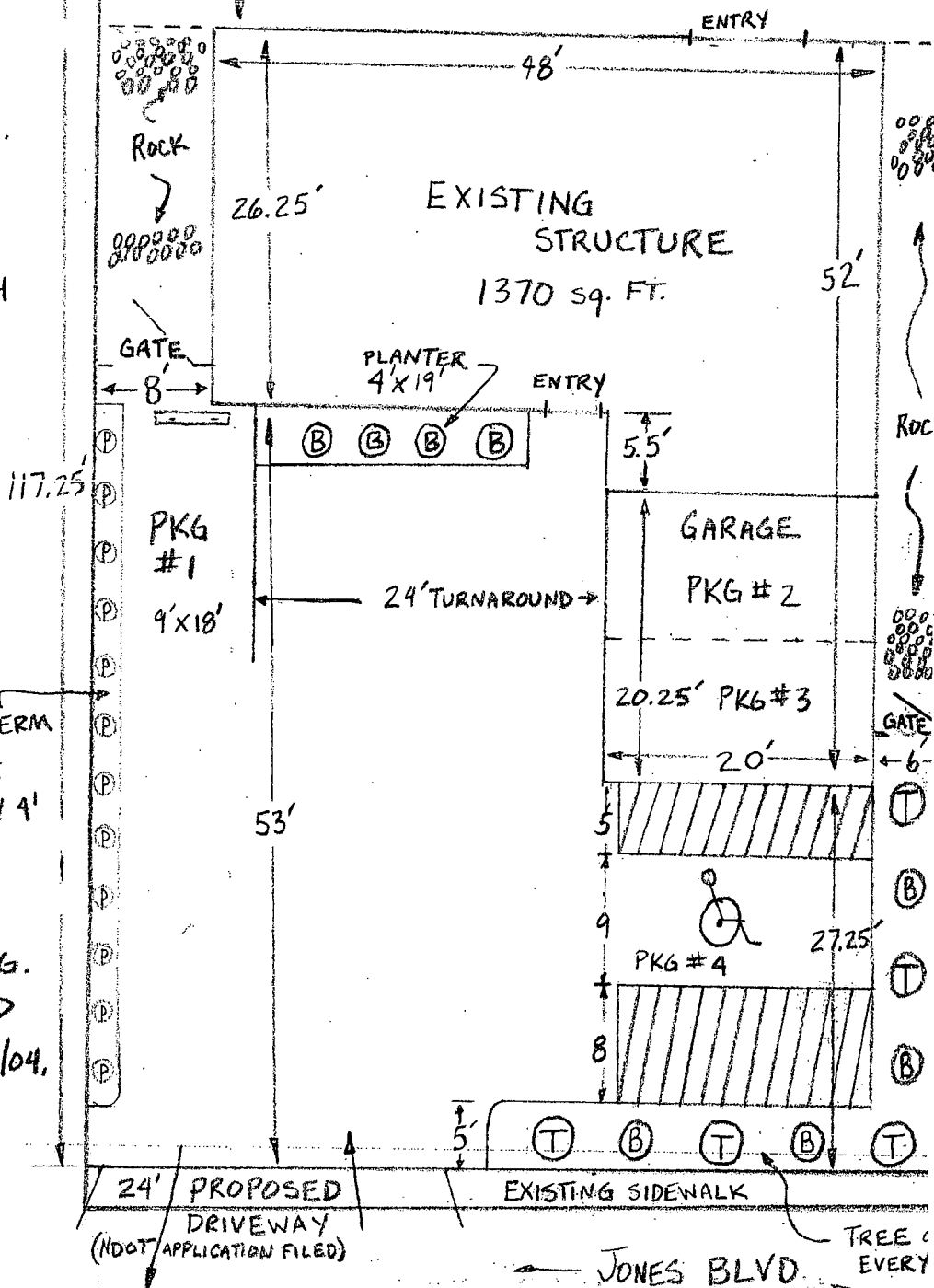
EXISTING GRASS

PROPERTY SIZE:
7152.25 sq. ft.

ATIO OF BLDG/LOT:
19.15 %

LANDSCAPING:

- Ⓣ 4' TREE BOX
- ⓑ 5 GALLON BUSH
- Ⓟ SMALL PLANT



NOTE:

* REVISED DRAWING.
PLEASE DISREGARD
ALL PRIOR TO 3/29/04.

ZON-4083

VAR-4190

SDR-4085
4-22-04 PC

REVISED
3.30.04

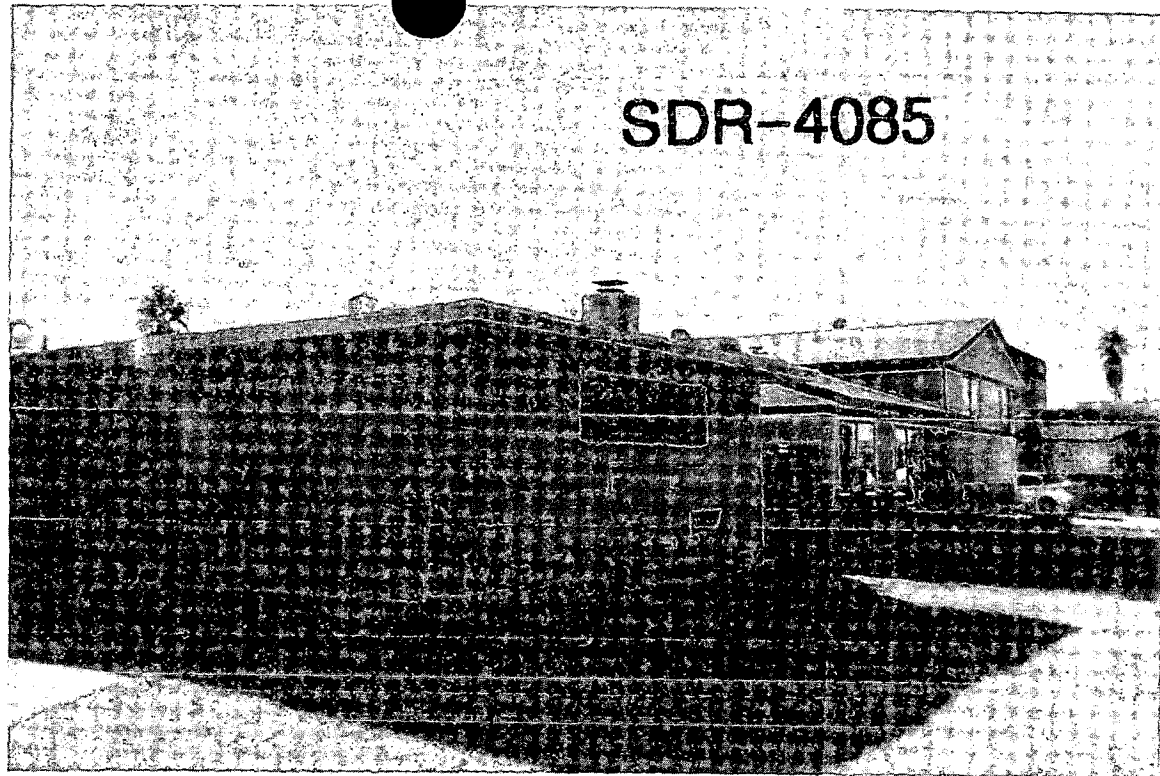
SDR-4085



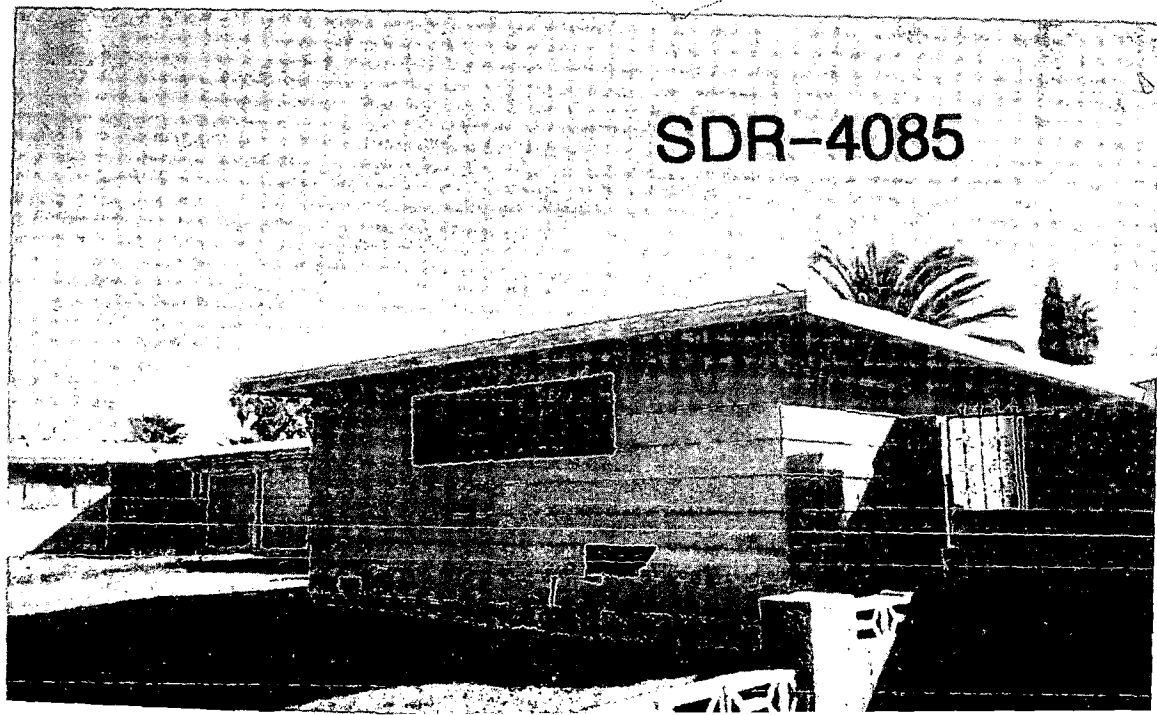
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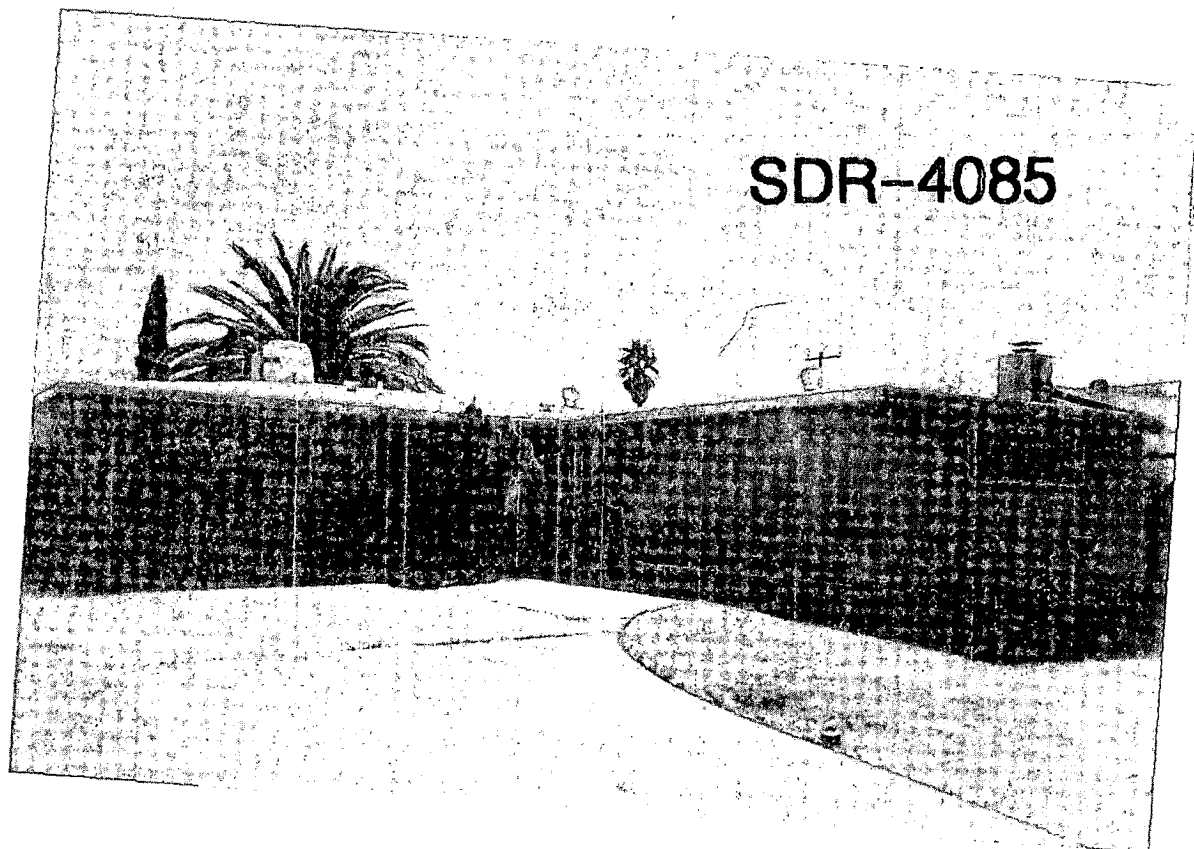


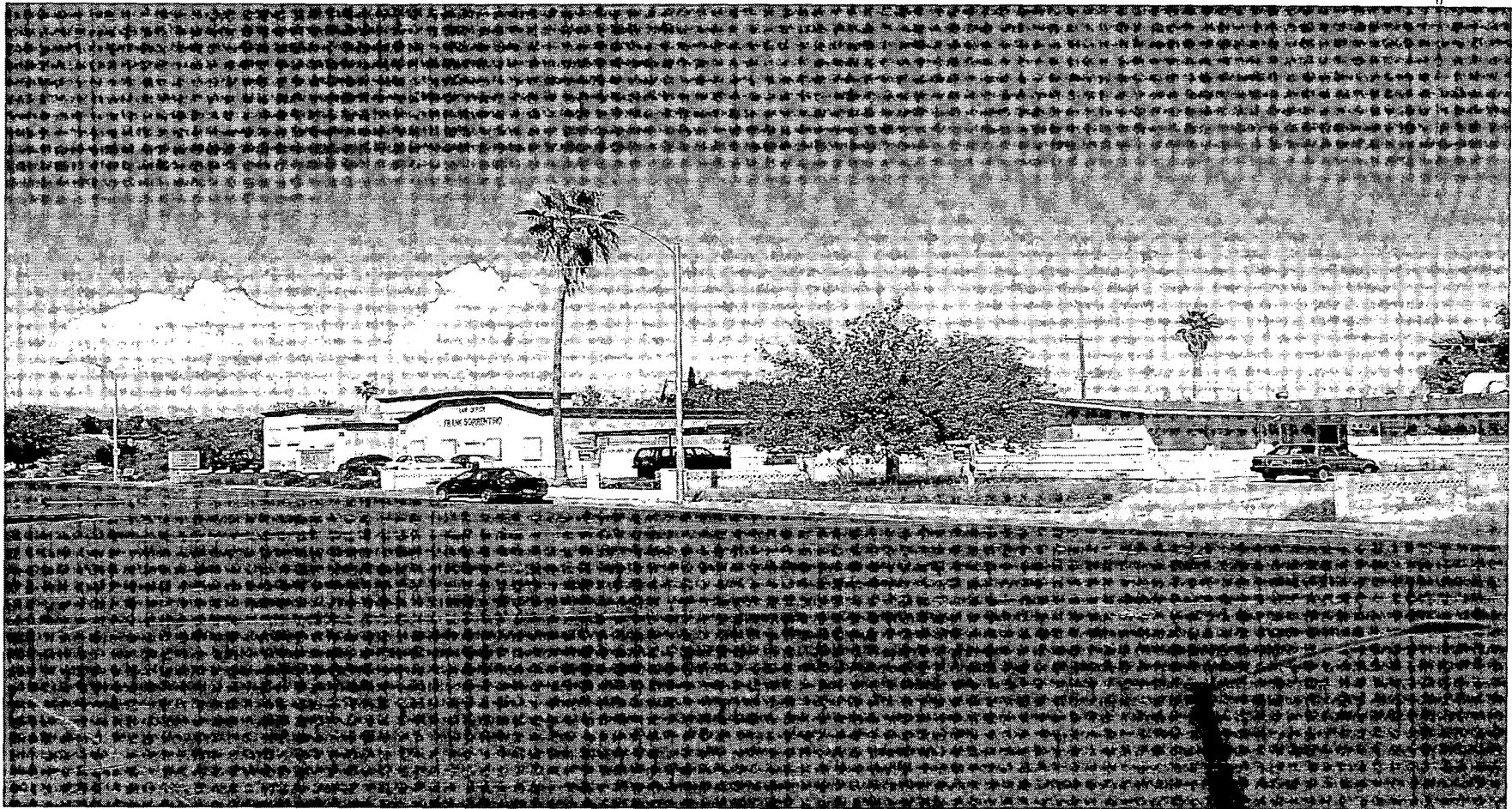
SDR-4085



SDR-4085







SDR-4085 - APPLICANT: ARG INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SAM AND
ROSE DRAZNIN
304 SOUTH JONES BOULEVARD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4044 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT - Request to amend a portion of Map 10 of the Centennial Hills Sector Plan TO REALIGN POWERLINE CORRIDORS WITHIN THE CLIFF'S EDGE MASTER PLAN AREA, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions and adding conditions to read:

- *Meet with Planning and Development staff to coordinate the location of the overhead power lines, utility vaults and underground conduit to minimize potential conflicts with the equestrian trails along the north side of Grand Teton and east side of Hualapai*
- *Written verification of approval from the Bureau of Land Management for the portion of the alignment along the north side of Grand Teton must be received by the Planning and Development Department*

– UNANIMOUS with Ward 2 seat vacant

NOTE: COUNCILMAN REESE confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that no conflict existed as a result of his daughter's employment in the procurement department at Nevada Power since she is compensated by salary and her job classification does not require any involvement with any issues being heard. Finally, COUNCILMAN REESE has not spoken with his daughter about this application, and she has not spoken about it to anyone else.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 141 – GPA-4044

MOTION Continued:

NOTE: COUNCILMAN MACK disclosed that as a result of his prior service on the Planning Commission, he abstained from voting on any items, such as this application, when it appeared after his appointment to City Council. However, after consulting with the City Attorney's Office, he will be voting on this amendment. He also stated that while he is considering purchase of a home under this alignment, he did not feel it would impact his judgment. DEPUTY CITY ATTORNEY SCOTT concurred.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO and CALVIN CHAMPLIN appearing on behalf of the master developer of the Providence Master Plan Community, explained the developer is supporting movement of the approved power line corridor north to the Grand Teton roadway alignment. By doing so, conflicts would be avoided with future developments; coordination with an existing trail corridor could be better managed, and the alignment would occupy land owned by the Bureau of Land Management. The developer will assume all cost of the realignment.

MIKE SPERCH, 9388 Arrowhead Bluff, representing an adjacent neighborhood existing on Farm Road, spoke in favor of this realignment. He informed Council that Nevada Power Company made an error in planning for the power lines and did not secure easements to accommodate the lines. MR. SPERCH and his neighbors now live in an area that will be under the power lines. He urged COUNCILMAN MACK to pressure Nevada Power to continue the power line down to Grand Teton. He pointed out that on ATTORNEY FIORENTINO's diagram, at Hualapai the power lines go to Farm Road. MR. SPERCH would like to see the lines go to Grand Teton and not down Farm Road. Grand Teton is a 120 foot street and would be a better-sized road to accommodate the lines than the 80 foot Farm Road. MR. SPERCH questioned why COUNCILMAN MACK declined purchasing a home in the area of Farm Road and is now looking at a home in an area that will not be affected by power lines.

CRAIG DAVIS, 9372 Arrowhead Bluff, agreed with the comments of MR. SPERCH and added that his street has ten children under the age of five and the power lines would be five feet from their back walls. He stated that as homebuyers, they had no prior knowledge of this corridor. MR. DAVIS explained that Nevada Power has had since 1999 to purchase easements for this corridor and will now have to pay a lot of the ratepayer's money to purchase necessary easements.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 141 – GPA-4044

MINUTES – Continued:

JILL PECK, 9392 Arrowhead Bluff, agreed with the comments made by MR. SPERCH and MR. DAVIS. She said that when the neighborhood found out about the power lines, they began contacting COUNCILMAN MACK'S office but were eventually informed there was nothing that could be done about it because the developer had chosen to move forward. She stated the neighbors are not opposed to the item being discussed. However, they would ask that the corridor be moved for them as well. She does not want 150-foot transmission lines 20 feet from her back door. She suggested having the lines come down Grand Teton as originally proposed in a 1999 Special Use Permit application. She complained about not being notified about the four-foot easement the proposed lines will go on and that Nevada Power has not purchased them yet.

MAYOR GOODMAN asked for clarification on what these neighbors were requesting and if they were in support of this item. MS. PECK responded that they were supporting approval of this item and that they wanted Council to ask Nevada Power to move the proposed corridor for the residents on Farm Road. DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that the difference is the developer is paying for the realignment discussed with Item 141 [GPA-4044] and he did not know how the City could force Nevada Power to continue that line down Grand Teton. MS. PECK stated the neighbors could not afford to move the lines.

COUNCILMAN MACK explained that he was not financially able to purchase the home in Vista Verde. He said he was moving into the neighborhood and the home he is currently looking at is closer to the power line than the other home. He has two sons, and the house is adjacent to the power lines, and he does not have any concerns about them. COUNCILMAN MACK met with members of Focus and Nevada Power to try and resolve this when it was brought to his attention, and there is no easy solution. Moving the lines will only move the problem to another area. He acknowledged settlements being made to residents by the developer regarding disclosure of this issue. He invited MR. HELMS of Nevada Power to speak.

ATTORNEY FIORENTINO reiterated the request to move a portion of the existing approved power line alignment, at the expense of the developer, so that the issues being discussed by the residents on Farm Road will be avoided in the Providence development before the homes are built. He stated that he understands and respects their concerns. However, Providence is only able to control the portion of the corridor being discussed. ATTORNEY FIORENTINO opined that what the residents propose is unlikely to happen. He agreed with COUNCILMAN MACK that it would only move the problem to another area and asked Council to approve this request to avoid this problem occurring again while there is still time to fix it before more homes are built.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 141 – GPA-4044

MINUTES – Continued:

COUNCILMAN REESE questioned why the easements had not been purchased for the power lines proposed for Farm Road. ALAN HELMS, Nevada Power Company, 6226 West Sahara, explained that the power company has been trying to negotiate with several property owners to secure easements and he did not think any had been secured in the development MR. SPERCH, MR. DAVIS and MS. PECK lived in. He informed Council that at COUNCILMAN MACK'S request, Nevada Power tried to find other options and tried to alleviate impact but that in the end, a route change would just upset one group of property owners to satisfy others. MR. HELM explained that a design change was made, at COUNCILMAN MACK'S request, so that all the lines are on the street side instead of hanging over the resident's property. He acknowledged it was a tough situation.

MAYOR GOODMAN asked MR. HELMS what options were open to Nevada Power should the residents not choose to sell easements. MR. HELMS replied that eminent domain is avoided at all costs but is a possibility available to them. He explained the right-of-way agents are still working to find a fair and reasonable compensation to avoid that.

MR. SPERCH came back and reminded the Council that Farm Road is 80 feet wide and that in driving the street, he found it common that power lines run down the center median on 120 foot wide streets. He stated that it is not in the best interest of the residents to sell easements to Nevada Power. He suggested that Nevada Power put the money into movement of the lines instead of fighting the neighbors to get their property.

COUNCILMAN MACK stated the first recommendation was to take the route down the center lane of Grand Teton. He explained he felt bad about the situation and hoped Nevada Power and the residents could resolve the issue. He read two conditions to be added, and MR. FIORENTINO agreed to them.

COUNCILMAN BROWN commented that he is concerned after learning that citizens are not aware of an approved corridor that went through a year to eighteen months of public hearings. He suggested to MR. HELMS that Nevada Power take a proactive approach with signage and advertisements on future corridors. He asked if the City or State has anything in code regarding disclosures between homebuyers and homebuilders. DEPUTY CITY ATTORNEY SCOTT replied that NRS 113.070 provides that a developer, prior to the time that a potential homeowner purchases a house, is supposed to inform the property owner of the zoning around the property and adjacent properties surrounding the development. It is the responsibility of the developer to inform homebuyers prior to contracts being signed.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 141 – GPA-4044

MINUTES – Continued:

MAYOR GOODMAN confirmed with DEPUTY CITY ATTORNEY SCOTT that it is not a City issue but a State requirement. MS. PECK stated the developers could not do so because they did not know about the corridor. She said Nevada Power did not notify the developers until the building of their development began. DEPUTY CITY ATTORNEY SCOTT questioned the accuracy of that claim since notices would have gone out allowing the property owners to come to Council to challenge the alignment. He was informed there were no developments in 1999. The property owner would have been notified; however, the developer would have purchased the property after that.

COUNCILMAN BROWN stated that he found it hard to believe the developers did not know about the corridor regardless of what they may have told MS. PECK during her investigations. He explained the developers are very involved with the City during development and planning, and he finds it hard to imagine it could not have been known.

ATTORNEY FIORENTINO reminded everyone that it was not his client who built along Farm Road and that his client is paying to move this corridor so residents of the new subdivision will not have problems like the Farm Road residents. MR. HELMS added that it has been made part of the public record on the General Master Plan as of 1999.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:49 – 3:13)

4-600

CONDITIONS:

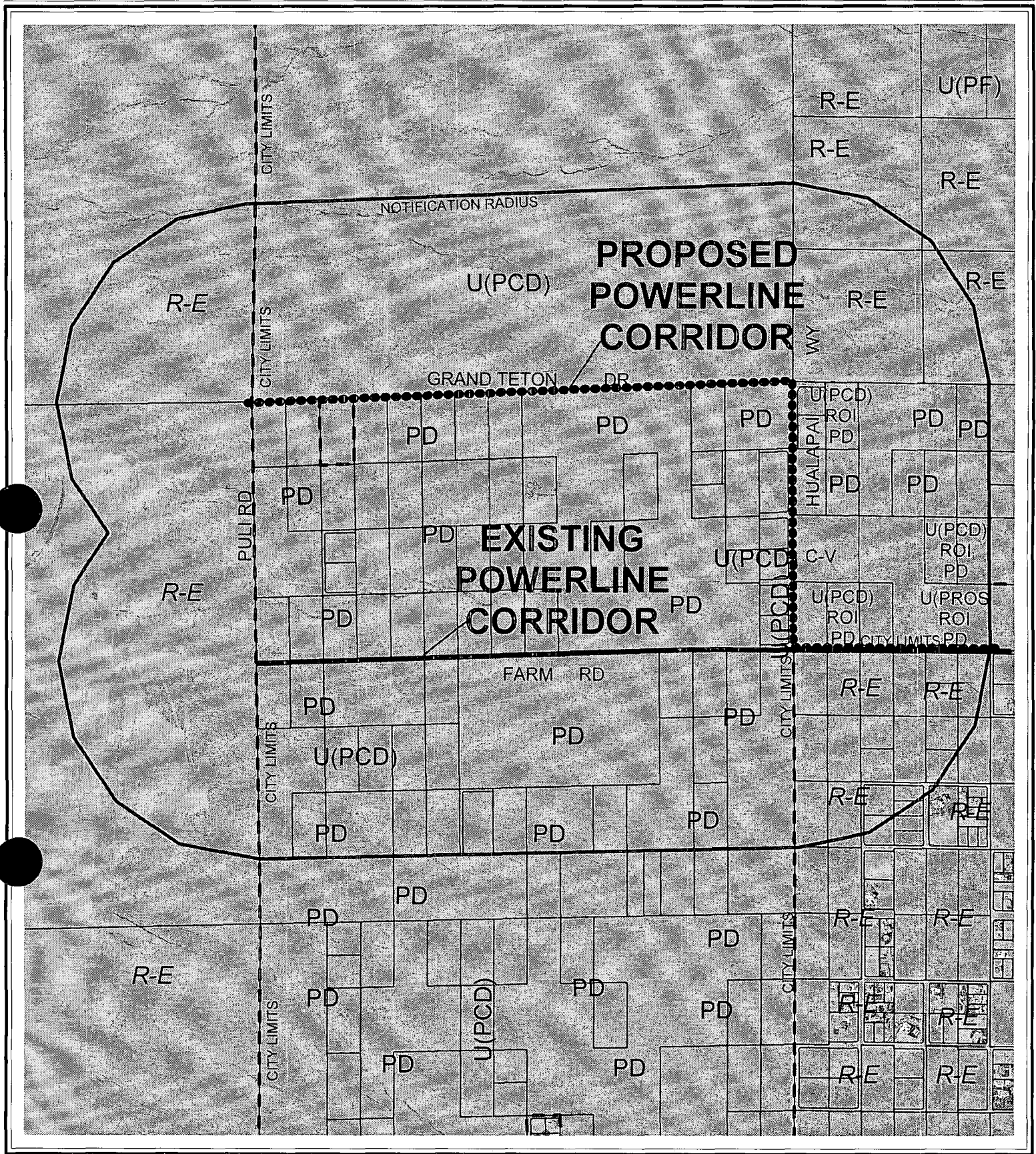
Public Works

1. Meet with the Flood Control Section of the Department of Public Works to coordinate the location of overhead power corridors and underground conduit locations to minimize potential conflicts with the proposed Clark County Regional Flood Control District drainage facility located at the intersection of Grand Teton Drive and Hualapai Way prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Comply with recommendations made by the Flood Control Section and Clark County Regional Flood Control District.
2. Coordinate with the City of Las Vegas Department of Public Works regarding locations of proposed roadway intersections so that power poles may be located to maintain sight visibility and to account for variations in roadway width where 80-foot or 100-foot rights-of-way intersect 100-foot rights-of-way (Clark County Uniform Standard Drawings 201.1 and 234.1). Power pole foundations shall be located to avoid future traffic signal infrastructure/equipment. Overhead power lines shall be designed to maintain clearance with future street lights, traffic signal luminaries, and traffic signal mast arms as set forth by

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 141 – GPA-4044

CONDITIONS – Continued:

the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviating from standard heights for streetlights and traffic signals as set forth in Clark County Uniform Standard Drawings. Should traffic barriers be deemed necessary, such barriers shall be provided and installed by Nevada Power upon request by the City of Las Vegas.



CASE: **GPA-4044**

RADIUS: 2000 FT

POWERLINE CORRIDOR REALIGNMENT

0 800 1600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-4044 - APPLICANT: NEVADA POWER COMPANY -
OWNER: BUREAU OF LAND MANAGEMENT**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Public Works

1. Meet with the Flood Control Section of the Department of Public Works to coordinate the location of overhead power corridors and underground conduit locations to minimize potential conflicts with the proposed Clark County Regional Flood Control District drainage facility located at the intersection of Grand Teton Drive and Hualapai Way prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Comply with recommendations made by the Flood Control Section and Clark County Regional Flood Control District.
2. Coordinate with the City of Las Vegas Department of Public Works regarding locations of proposed roadway intersections so that power poles may be located to maintain sight visibility and to account for variations in roadway width where 80-foot or 100-foot rights-of-way intersect 100-foot rights-of-way (Clark County Uniform Standard Drawings 201.1 and 234.1). Power pole foundations shall be located to avoid future traffic signal infrastructure/equipment. Overhead power lines shall be designed to maintain clearance with future street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviating from standard heights for streetlights and traffic signals as set forth in Clark County Uniform Standard Drawings. Should traffic barriers be deemed necessary, such barriers shall be provided and installed by Nevada Power upon request by the City of Las Vegas.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of Map 10 of the General Plan to realign power line corridors within the Cliff's Edge Master Plan Area.

BACKGROUND DATA:

- 12/18/96 The City Council adopted the Northwest General Plan Amendment to the City of Las Vegas General Plan, which was later amended on December 5, 1997. This plan had an electrical services subchapter entitled "Electrical Distribution".
- 12/15/99 The City Council approved a request to Amend the Northwest Sector Plan to add Subchapter 11, Electrical Power Distribution, as a new subchapter in the Northwest Sector Plan (GPA-35-99).
- 02/19/03 The City Council approved a request to amend the Centennial Hills Sector Plan by adding the 2002 Interlocal Land Use Plan. This Amendment included a map, which detailed existing and proposed locations for power substations and power line corridors.
- 04/22/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #28/ar)

DETAILS OF APPLICATION REQUEST

This request is to Amend Map 10 the Centennial Hills Sector Plan by relocating the proposed power line corridor from the Farm Road alignment between Puli Drive and Hualapai Way to the north side of Grand Teton Drive between Puli Drive and Hualapai Way and the east side of Hualapai Way between Farm Road and Grand Teton Drive.

The applicant indicates the granting of this Amendment will ensure quality, visual continuity, and consistency of design throughout the Cliff's Edge Plan and adjacent areas.

FINDINGS

This request will allow the Farm Road area of the Cliff's Edge planned development to develop in an orderly and consistent manner, and that the relocated power line corridor can be integrated into the proposed equestrian and multi-use trails along Grand Teton Drive and Hualapai Way.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/15/04 Seven people attended the meeting with no objections. In accordance with the above, on March 15, 2004 a neighborhood meeting sponsored by the applicant was held at the Mountain Crest Community Center. Seven people attended and had no objection to this request.

PLANNING COMMISSION ACTION

At the Planning Commission hearing there were four speakers protesting this application.

NOTICES MAILED: 35 by Planning Department

APPROVALS: 0

PROTESTS: 6

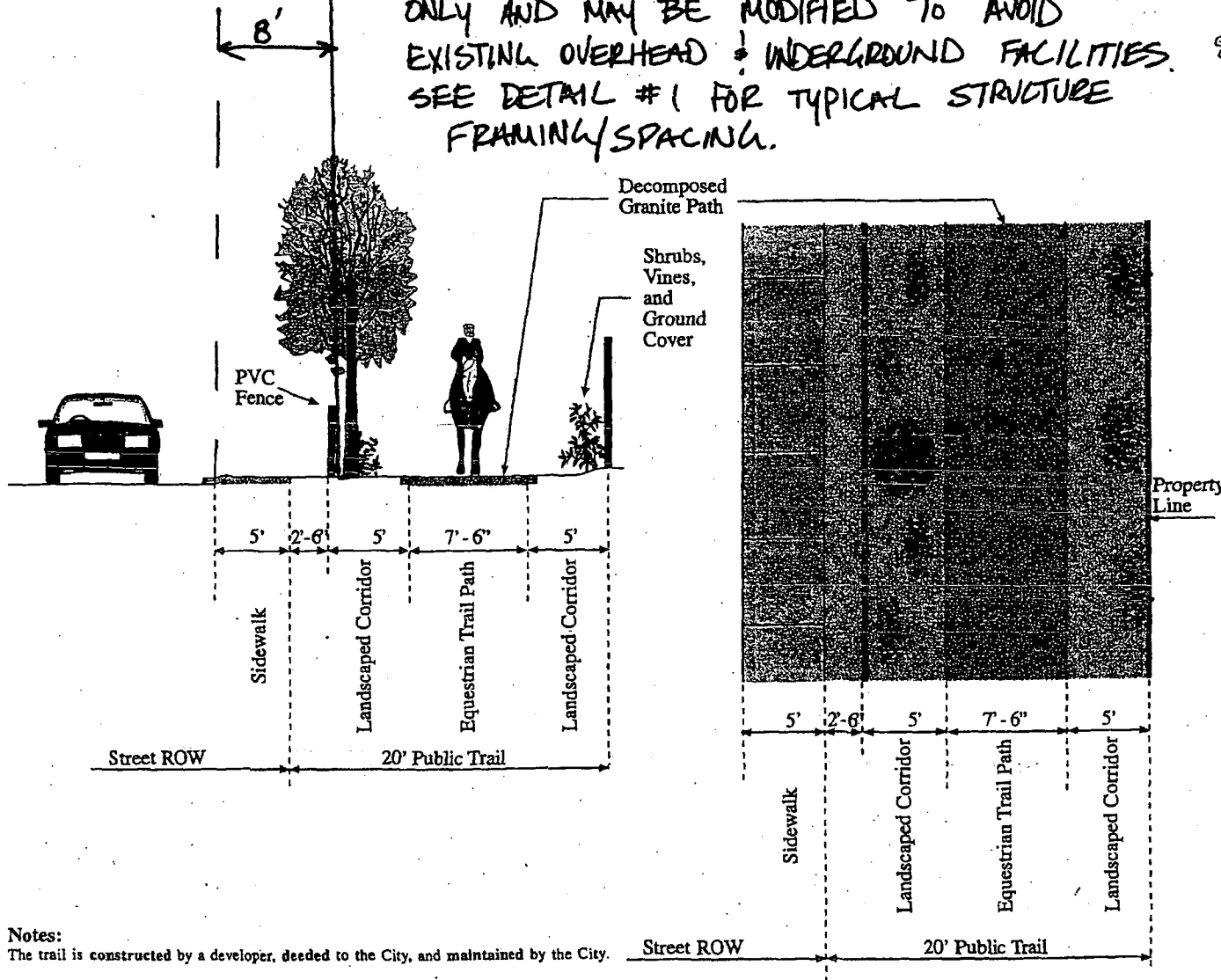


Case Number: **GPA-4044** APN: 126-12-000-001 et al

5 PROPOSE NEW TRANSMISSION STRUCTURE LOCATION.
 CENTER OF STRUCTURE +/- 8' FROM CURB (NOTCH PVC FENCE).
 POLE LOCATIONS AND EASEMENTS ARE APPROXIMATE
 ONLY AND MAY BE MODIFIED TO AVOID
 EXISTING OVERHEAD & UNDERGROUND FACILITIES.
 SEE DETAIL #1 FOR TYPICAL STRUCTURE
 FRAMING/SPACING.



Exhibit 1
 Equestrian Trail



**PRELIMINARY
 DO NOT USE
 FOR CONSTRUCTION**

Notes:
 The trail is constructed by a developer, deeded to the City, and maintained by the City.

*STRUCTURES MAY BE OFFSET MORE THAN 8' AT INTERSECTIONS
 TO SATISFY SIGHT VISIBILITY REQUIREMENTS.

Adopted January 16, 2002

exhibit011\trails\ex\transmission\detail\var\11-12-01



**GPA-4044
 4-22-04 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED – UNANIMOUS with Ward 2 seat vacant

NOTE: COUNCILMAN MACK disclosed that his brother in law, ANDREW DONNER, owns a Timbers Bar and Grill within the notification area. He has not spoken with him about any of these items and there is no impact on his operation. Therefore, he will be voting on Items 142 through Item 145.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 142 [GPA-4042], Item 143 [ZON-4043], Item 144 [SUP-4045] and Item 145 [SDR-4060].

TIM MAY, appeared on behalf of applicant, agreed with all conditions and asked for clarification regarding Conditions 8 and 14 on Item 145 [SDR-4060]. He asked if Condition 14 only applied to new walls being constructed. The applicant did not want to replace existing walls but was not sure if they met the requirement of twenty percent contrasting materials. Regarding Item 8, it is the applicant's intent to use landscaping as the buffer between residents and the project's west property line.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 142 – GPA-4042

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development, said there would be no objection in adding the word “new” between “any” and “property” to clarify the condition.

MARK COLLINS, 9308 Fresh Spring Drive, stated he is on a Sun City committee and many neighbors have come to him with questions regarding this development. He asked if the sign would be illuminated 24 hours a day, what the intensity of the sign would be, how tall it would be and where it would be located. DAVID HERNANDEZ, 750 E. Warm Springs Road, representing Nevada State Bank explained the sign would be illuminated by a photocell in the evening hours only and because it has a green background and is illuminated from within, the intensity is kept low. There is a height restriction that the sign would not exceed sixteen feet, and the sign will sit on the corner of Fort Apache and Cheyenne. MR. COLLINS questioned which way the building would be facing and if it would have signage on each side. He was told it will face Fort Apache and that all four sides will have the Nevada State Bank logo and letters saying the same. MR. COLLINS expressed concerns over how bright that signage may be.

MR. COLLINS confirmed with MR. HERNANDEZ that the elevation still remained at 22.6 feet. He asked what businesses would be located behind the bank. MR. HERNANDEZ informed him that there are no tenants lined up for that property and no one has expressed interest in it at this time. It was confirmed that the property behind the bank would be sold to businesses. DAVID CLAPSADDLE, Planning Supervisor, Planning and Development Department, indicated that there is a condition that the property behind the bank will have to come back before Council as a Site Plan Review. MR. COLLINS was happy to know that. MR. MAY added that the signage for the office space behind the bank will go below the bank sign on the 16-foot pylon sign.

SHARON COLLINS, 9308 Fresh Spring Drive, told Council that her bedroom, living room and kitchen windows will be looking right out to the south facing the sign, and she does not like the idea of it being lighted up all night. MR. HERNANDEZ said there were minimum requirements on lighting and that lighting is required for individuals using the ATM machines. MR. GENZER stated there was a condition regarding parking lot lighting not exceeding 30 feet in height with shoebox fixtures and downward directed lights.

COUNCILMAN BROWN discussed his concerns of the signage being too bright and obtrusive. He explained he wants the lighting to be professional and upscale. MR. HERNANDEZ assured COUNCILMAN BROWN that he knew what was needed and that the lighting was internally illuminated. It was agreed that the lighting would be kept subtle and professional. COUNCILMAN BROWN stated the lighting would be monitored and addressed if there is an issue with signage on the west side of the building. He questioned if all four sides of the building needed lighted signage. MR. HERNANDEZ stated it was an issue of corporate identity, and, in lieu of removing signage from the building, the applicant would be willing to reduce the height of the sign to be an eight foot monument sign.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 142 – GPA-4042

MINUTES – Continued:

MR. COLLINS said his wife really wants the sign down. MR. HERNANDEZ explained it was going to be shorter and internally lighted and would be very subtle. COUNCILMAN BROWN reiterated the situation would be monitored.

MR. MAY informed COUNCILMAN BROWN that at neighborhood meetings, he had invited residents to view signage at other Nevada State Bank Branches to get an idea of what would be installed. COUNCILMAN BROWN thanked MR. MAY for holding the meetings and getting acquainted with the residents.

MS. COLLINS said she was not worried about the monument signage because there are trees that will act as a buffer. She was concerned about the intensity of the lights on the buildings. MAYOR GOODMAN assured her that COUNCILMAN BROWN was going to make sure the signage was subtle.

COUNCILMAN BROWN moved to approve Item 145 [SDR-4060] with an added condition that the 16-foot monument sign will be limited to an eight-foot monument sign. In addition, the four lighted corporate logo signs on the building are to be subtle. He also verified with MR. CLAPSADDLE that the wall condition will reflect the inclusion of the word “any” between the words “any” and “property”. MR. GENZER stated that he would prefer that the condition regarding the lighting being subtle not be added because it is someone’s call. He indicated that the applicant agreed and understands the Councilman’s intent and will do the best job he can. MR. MAY assured COUNCILMAN BROWN that the lighting around the ATM, as required by NRS, will be brighter than the building signs.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 142 [GPA-4042], Item 143 [ZON-4043], Item 144 [SUP-4045] and Item 145 [SDR-4060].

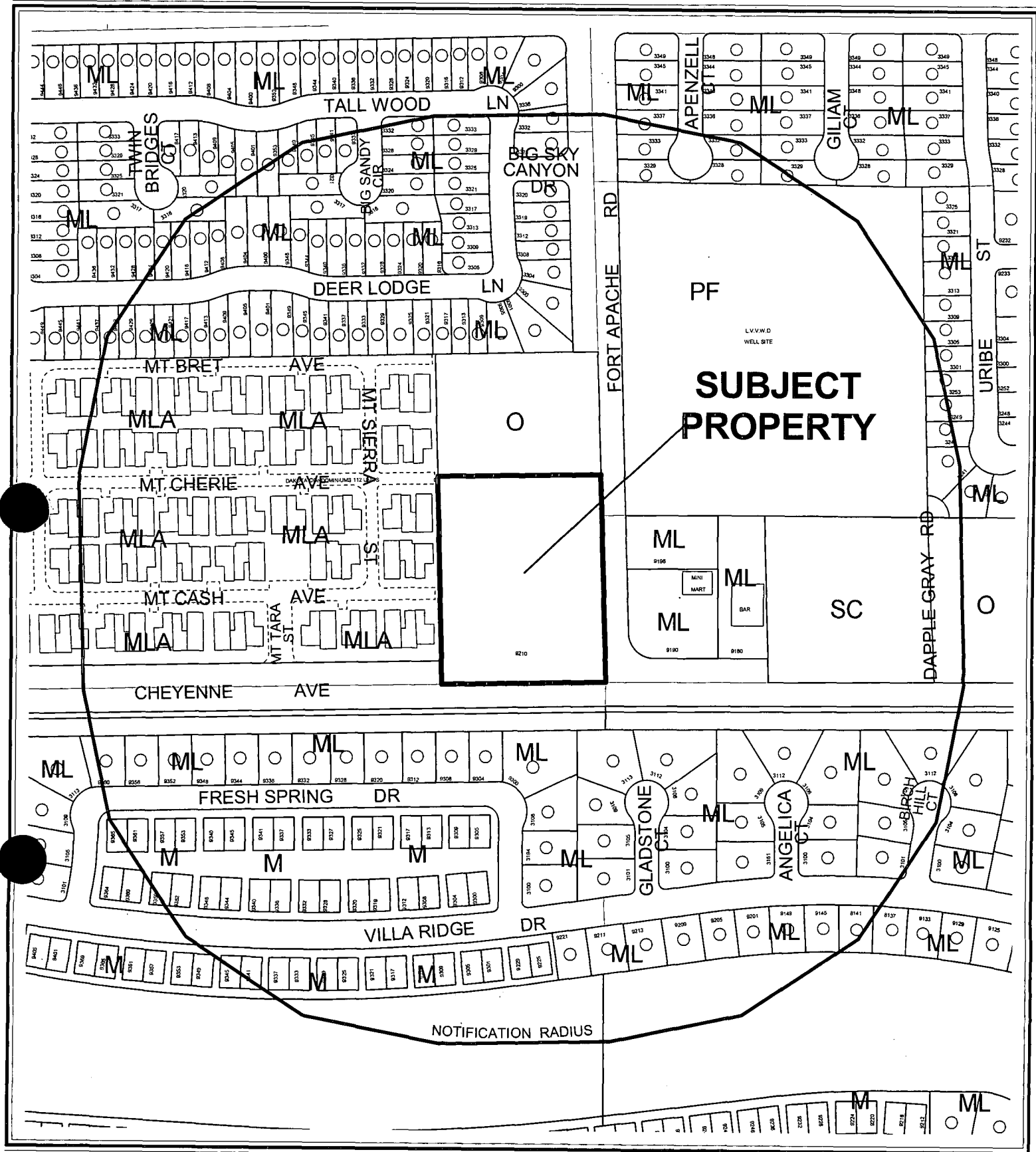
NOTE: All discussion Item 142 [GPA-4042], Item 143 [ZON-4043], Item 144 [SUP-4045] and Item 145 [SDR-4060] was held under Item 142 [GPA-4042].

(3:13 – 3:32)

4-1473

CONDITIONS:

None.



CASE: GPA-4042

RADIUS: 750 FT

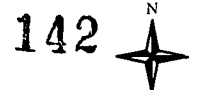
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

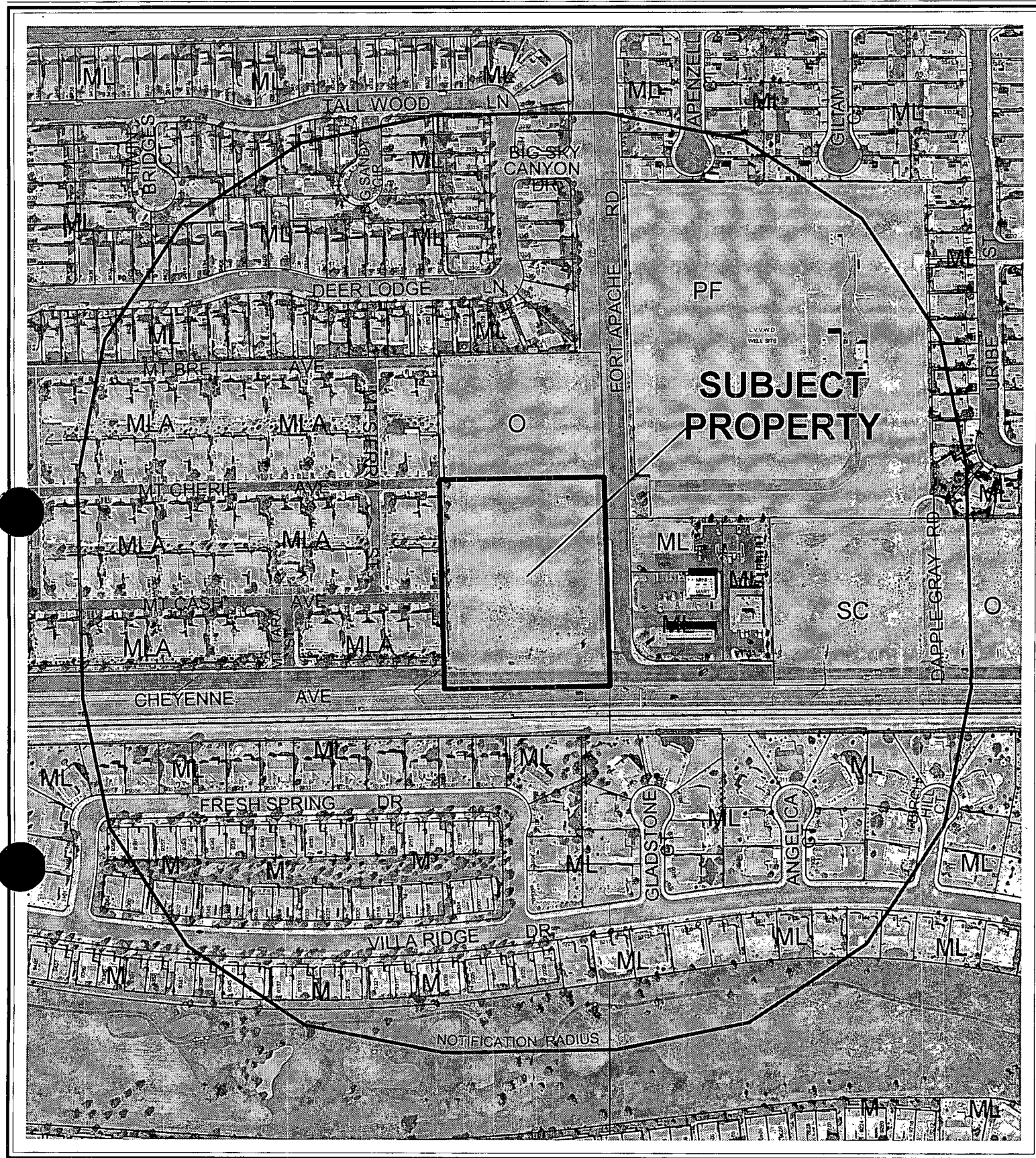
ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet





CASE: GPA-4042

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER:
SIDNEY & PAULA FRY FAMILY TRUST

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from ML (Medium-Low Density Residential) TO: O (Office) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road. A Rezoning (ZON-4043), Special Use Permit (SUP-4045) and a Site Development Plan Review (SDR-4060) for a proposed Financial Institution, General with drive through and for a Waiver of the Parking Lot Landscaping requirements will be considered as companion agenda items.

The applicant's justification letter states the present land use for the property, Medium Low (ML) Density Residential, renders a GPA (General Plan Amendment) and zone change necessary to support the proposed office development requiring and Office (O) zoning designation. The request for a General Plan Amendment remains consistent with the goals and objectives of the City of Las Vegas and Title 19.18 and shall promote the public health, safety and welfare.

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 Density Residential 0-3 du/ac) land uses (if residential) 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-0001-99) of the City of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 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. |
| 2/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for ML (Medium Low Density Residential) land uses, with a maximum density of eight dwelling units per acre. |

- 04/22/04 The Planning Commission recommended approval of a related Rezoning request (ZON-4043) from U (Undeveloped) to O (Office); a Special Use Permit (SUP-4045) for a proposed financial institution, general with drive through to be located on property adjacent to a residential use; and a Site Development Plan Review (SDR-4060) for a proposed financial institution.
- 04/22/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #24/lm)

DETAILS OF APPLICATION REQUEST

Site Area: 3.88 Gross Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Single Family Residential Development
East	Commercial, Convenience Store
West	Condominiums

PLANNED LAND USE

Subject Property	ML (Medium-Low Density Residential)
North	O (Office)
South	ML (Medium-Low Density Residential)
East	ML (Medium-Low Density Residential)
West	MLA (Medium-Low Attached)

EXISTING ZONING

Subject Property	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under resolution of intent to O (Office)
South	P-C (Planned Community)
East	C-1 (Limited Commercial)
West	R-PD8 (Residential Planned Development – 8 Dwelling Units per Acre)

<i>SPECIAL DISTRICTS/ZONES</i>	<i>Yes</i>	<i>No</i>
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

DEFINITIONS

ML (Medium Low Density Residential)(5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. 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.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

Pursuant to Ordinance No. 5477, this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The site will be accessed from Cheyenne Avenue and Fort Apache Road, both 100-foot Primary Arterials. Adjacent to the site an approved Office (ZON-2576) development to the north, the Del Webb Sun City Summerlin residential community to the south, a convenience store to the east, and a condominium development to the west.

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designates the site as ML (Medium Low Density Residential). This application proposes to change the land use designation of approximately 3.88 gross acres to O (Office). A 4,400 square foot one-story financial institution (SDR-4060) is proposed on the south portion of the project site, while a future office building is proposed on the north end of the site. The financial institution building will be located at the southeastern portion of the site with parking located to the south, east and west of the building.

FINDINGS

Title 19 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 proposed O (Office) General Plan designation allows 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. The proposed O (Office) designation is an appropriate transition between the O (Office) designated property to the north, the ML (Medium Low Density Residential) designated parcels the south and east, and the MLA (Medium-Low Attached) properties to the west.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed zoning of O (Office) would permit the proposed 4,112 square foot financial institution on the south end of the site and the future 17,000 square foot office building on the north portion of the site. This zoning designation is compatible with the existing O (Office) property to the north, the P-C (Planned Community) designated lands to the south, the C-1 (Limited Commercial) zoning classification to the east and the R-PD 8 (Residential Planned Development – 8 Units per Acre) to the west. The proposed zone change to O (Office) is compatible with the requested General Plan land use designation of O (Office).

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Southwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #42, located at 7331 West Cheyenne Avenue (located west of Tenaya Way) is the closest city facility to the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/16/04 There were five persons that attended the meeting, which had the following comments:

- Make sure there's adequate landscaping along western property line
- Shield the lights to avoid light pollution and trespass onto adjacent properties

None of the residents voiced opposition to the General Plan Amendment.

PLANNING COMMISSION ACTION

There were four speakers in opposition to this matter at the Planning Commission hearing.

NOTICES MAILED: 294 by Planning Department

APPROVALS: 0

PROTESTS: 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4042** APN: **138-07-801-011**
Name of Property Owner: **Fry Sidney & Paula Family Trust and Fry Sidney Allen & Paula F TRS**
Name of Applicant: **Nevada State Bank**

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:

Sidney Allen Fry Trustee
Paula F. Fry Trustee

Print Name:

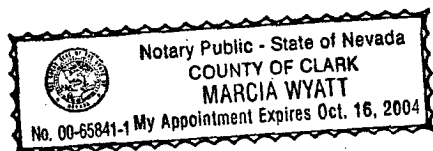
SIDNEY ALLEN FRY TRUSTEE

PAULA F. FRY TRUSTEE

Subscribed and sworn before me

This 19 day of February, 2004

Notary Public in and for said County and State





138-07-817-000
(R-PD8)

138-07-801-010
(U{O})

138-07-801-011
(U(ML))

138-08-401-011
(U)(PF)

**138-08-
401-030
(C-1)**

138-08
401-02
[C-1]

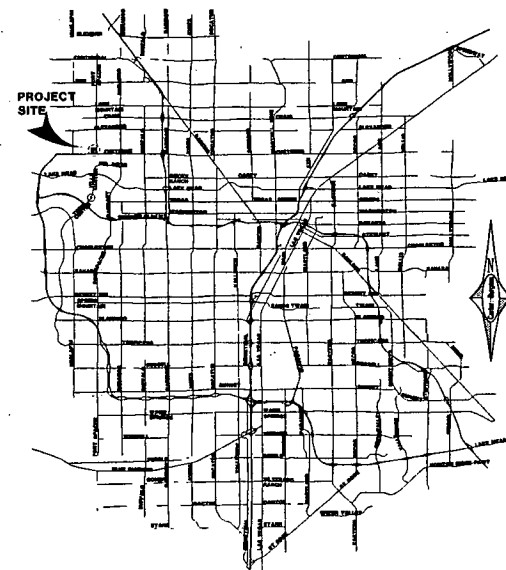
138-08-401-031
(C-1)

138-08-401-013
ROI (N-S)

ET APACHE RD

CHEYENNE AVE

(P-C)



VICINITY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

OWNERS

FRY, SIDNEY AND ALLEN
8901 NEWCOMBE STREET
LAS VEGAS, NEVADA 89123

DEVELOPER

NEVADA STATE BANK
750 EAST WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89125

ENGINEER.

Carter :: Burgess

Consultants in Engineering, Planning and the Environment
8655 BERMUDA ROAD LAS VEGAS, NV 89119
17021 938-6400 Fax 17021 938-6484

[illegible]

DESIGNED: MTQ
DRAWN: MTQ
CHECKED: MTQ
JOB No: _____
HOURS: _____
DATE: _____

Carter=Burgess

Consultants in Planning, Engineering,
Construction Management and Related Services
16655 Bermuda Road
Las Vegas, Nevada 89119
(702) 898-5400 Fax (702) 938-5454

NEVADA STATE BANK
CHEYENNE / FT. APACHE

**LOCATION
MAP**

DESCRIPTION:

1 1

GPA-4042
4-22-04 PC



GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-4042 - PUBLIC HEARING - ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 142 [GPA-4042] for related discussion.

(3:13 – 3:32)

4-1473

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4042) 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 Site Development Plan Review (SDR-4060) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 143 – ZON-4043

CONDITIONS - Continued:

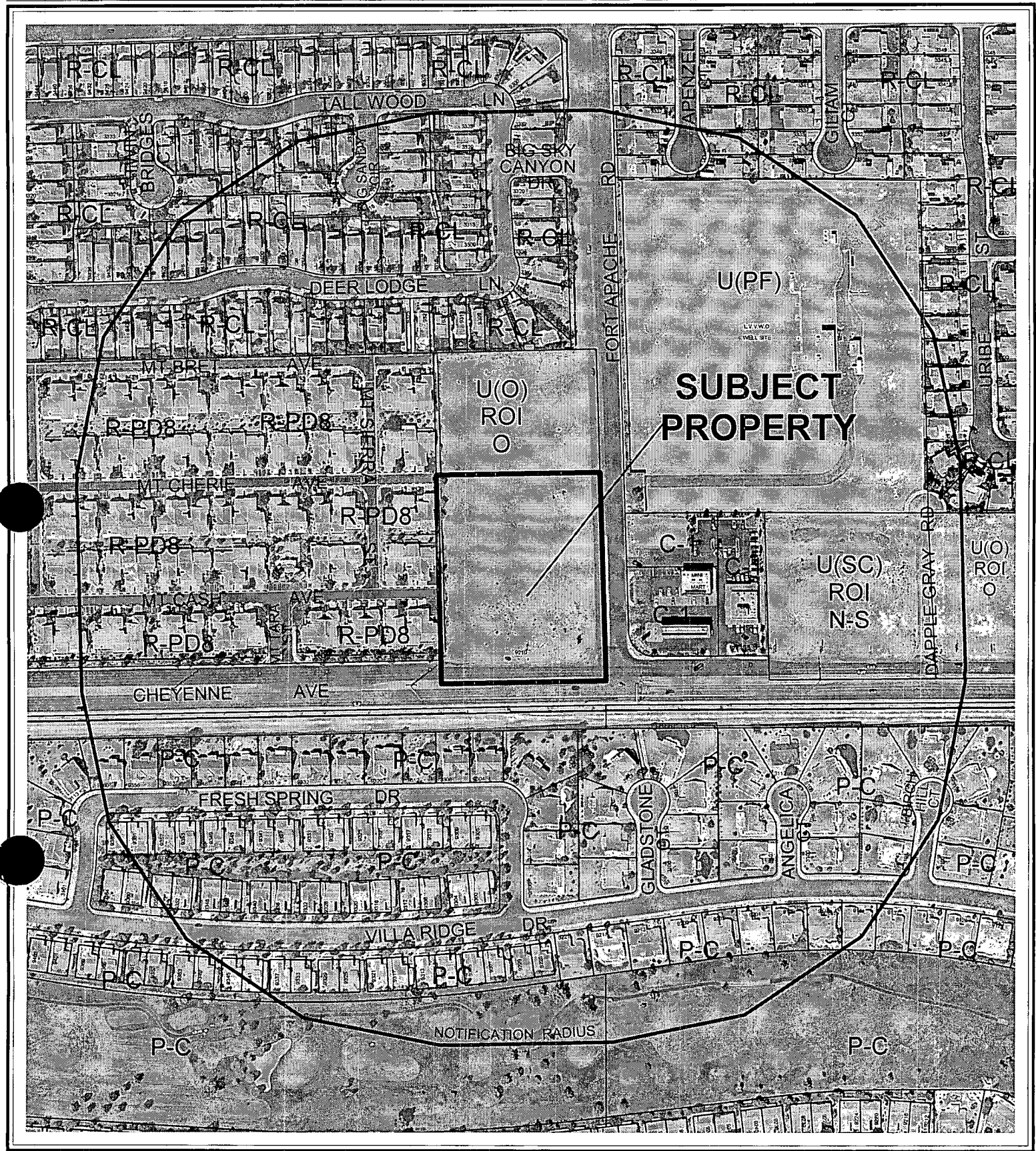
Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 50 feet for Fort Apache Road, and a 54-foot radius at the northwest corner of Cheyenne Avenue and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements on Cheyenne Avenue and Fort Apache Road adjacent to this site concurrent with development of this site. Also complete the traffic signal system on the northwest corner of Cheyenne Avenue and Fort Apache Road adjacent to this site 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.
6. If not already constructed at time of development, extend sanitary sewer past the northern boundary of this site in Fort Apache Road to a location and depth acceptable to the City Engineer concurrent with development of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the 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.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 143 – ZON-4043

CONDITIONS - Continued:

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.



CASE: ZON-4043

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [ML (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER:
SIDNEY & PAULA FRY FAMILY TRUST

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-4042) 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 Site Development Plan Review (SDR-4060) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 50 feet for Fort Apache Road, and a 54-foot radius at the northwest corner of Cheyenne Avenue and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements on Cheyenne Avenue and Fort Apache Road adjacent to this site concurrent with development of this site. Also complete the traffic signal system on the northwest corner of Cheyenne Avenue and Fort Apache Road adjacent to this site 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.
6. If not already constructed at time of development, extend sanitary sewer past the northern boundary of this site in Fort Apache Road to a location and depth acceptable to the City Engineer concurrent with development of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the 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.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to O (Office) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road. A General Plan Amendment (GPA-4060), a Special Use Permit (SUP-4045), and a Site Development Plan Review (SDR-4060) for a proposed Financial Institution, General with drive through and for a Waiver of the Parking Lot Landscaping requirements will be considered as companion agenda items.

B) Applicant's Justification

The applicant's justification letter states the present land use for the property, Medium Low (ML) Density Residential, renders a GPA (General Plan Amendment) and zone change necessary to support the proposed office development requiring and Office (O) zoning designation.

The proposed zone change presents a comfortable transition from commercial parcels to the east to the high density residential to the west. The northern two acres immediately adjacent to the site currently exists as Office (O) zoned property [138-07-801-010] further reinforcing the appropriateness of the zone change request with frontage on two significant rights-of-way, Cheyenne and Fort Apache.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to this site.

04/22/04 The Planning Commission recommended approval of a related General Plan Amendment from ML (Medium-Low Density Residential) to O (Office); a Special Use Permit (SUP-4045) for a proposed financial institution, general with drive through to be located on property adjacent to a residential use; and a Site Development Plan Review (SDR-4060) for a proposed financial institution.

04/22/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #25/lm)

B) Pre-Application Meeting

02/25/04 The following issues were discussed:

- An eight-foot perimeter buffer with 24-inch box trees is required along the west property line.
- A fifteen-foot buffer between the street and parking lot with 24-inch box trees 30 feet on center is required.
- The gated and roofed trash enclosures shall be a minimum of 50 feet from residential to the west.
- Parking lot finger islands with 24-inch box trees is required for each six parking spaces.
- Each tress shall have four 5-gallon and four 1-gallon shrubs.
- Parking:
 - Office building: 1-space/300 square feet of building.
 - Bank: 1 space/200 square feet
- O (Office) or C-1 (Limited Commercial) zoning: SUP required for the bank in O (Office) zoning.
- Office building to close to residential to the west according to residential adjacency requirements.

C) Neighborhood Meetings

03/16/04 A neighborhood meeting is not required for this Rezoning application. Five persons attended the meeting per the General Plan Amendment with the following comments:

- Make sure there's adequate landscaping along western property line.
- Shield the lights to avoid light pollution and trespass onto adjacent properties.

None of the residents voiced opposition to the General Plan Amendment.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.88 acres
Net Acres: 3.0 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Single Family Residential Development
East: Commercial, Convenience Store
West: Condominiums

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: O (Office)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: MLA (Medium-Low Attached Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to O (Office)
South: P-C (Planned Community)
East: C-1 (Limited Commercial)
West: R-PD8 (Residential Planned Development – 8 Units Per Acre)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan designates the site as ML (Medium Low Density Residential). The Medium Low Density Residential allows up to 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. A related General Plan Amendment (GPA-4042) application seeks to change land use designation to O (Office), which would support the proposed zoning to O (Office). The O (Office) category designation allows 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.

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

Any special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-4060) application.

B) General Analysis and Discussion

The zone change to O (Office) zone will be consistent with the proposed General Plan Amendment (GPA-4042) to O (Office). The O (Office) District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O (Office) District is consistent with the Office category of the General Plan.

The proposed O (Office) zoning designation is compatible with the existing O (Office) under Resolution of Intent zoning classification to the north, the P-C (Planned Community) designated lands to the south, the C-1 (Limited Commercial) zoning classification to the east and the R-PD8 (Residential Planned Development – 8 Units per Acre) to the west.

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.”

The site is currently designated as ML (Medium Low Density Residential) on the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan. A related General Plan Amendment application (GPA-4042) proposes to amend the land use designation to O (Office). The zone change to O (Office) zone will be consistent with the proposed General Plan Amendment to O (Office).

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

The proposed zoning of O (Office) would permit the proposed financial institution with drive-through building and future office development on the site. This zoning designation is compatible with the surrounding zoning classifications, including O (Office) to the north, the P-C (Planned Community) designated lands to the south, C-1 (Limited Commercial) zoning classification to the east, and the R-PD8 (Residential Planned Development – 8 Units Per Acre) to the west. The proposed zone change to O (Office) will be compatible with the surrounding land uses and zoning districts.

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

The proposed financial institution and future office building represents an opportunity for infill development of the site. The land is currently designated for medium-low residential use, however the development of single family residential is not suitable due to the location of the site adjacent to two primary arterials, Cheyenne Avenue and Fort Apache Road and the proximity of the surrounding land uses, including the office and commercial. The proposed O (Office) zoning classification and the financial institution and future office building will still be compatible with the surrounding land uses.

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

The site is accessed via Cheyenne Avenue and Fort Apache Road, both 100-foot Primary Arterials. The rights-of-way provide adequate access to the site.

NOTICES MAILED 249 by Planning Department

APPROVALS 0

PROTESTS 1



ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-4042 AND ZON-4043 - PUBLIC HEARING - SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH TO BE LOCATED ON PROPERTY ADJACENT TO A RESIDENTIAL USE on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

--

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

--

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 142 [GPA-4042] for related discussion.

(3:13 – 3:32)

4-1473

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Financial Institution with Drive-Through use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4043) and Site Development Plan Review (SDR-4060).
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.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 144 – SUP-4045

CONDITIONS - Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Waiver is granted to allow drive-throughs on property adjacent to residential uses and without separation from residential properties by an intervening building.
6. Drive-throughs shall not have access to local residential streets.
7. Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, and shall be screened per Title 19.12.040(C).

CASE: SUP-4045

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [ML (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER:
SIDNEY & PAULA FRY FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Financial Institution with Drive-Through use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4043) and Site Development Plan Review (SDR-4060).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. A Waiver is granted to allow drive-throughs on property adjacent to residential uses and without separation from residential properties by an intervening building.
6. Drive-throughs shall not have access to local residential streets.
7. Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, and shall be screened per Title 19.12.040(C).

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Drive Throughs for a Proposed Financial Institution, General with Drive Through to be located on property adjacent to a residential use on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road.

B) Applicant's Justification

The applicant's justification letter states the property to the west is designated ML (Medium Low Density Residential). Therefore a Special Use Permit is required to satisfy one of three conditions pursuant to Title 19, Section 19.04.040 Conditional Uses

Three related items were filed with this request: A General Plan Amendment (GPA-4060) from ML (Medium-Low Density Residential) to O (Office); A Rezoning (ZON-4043) from U (ML) to O (Office); and a Site Development Plan Review (SDR-4060) for a proposed Financial Institution.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the site.

04/22/04 The Planning Commission recommended approval of a related General Plan Amendment from ML (Medium-Low Density Residential) to O (Office); a Rezoning request (ZON-4043) from U (Undeveloped) to O (Office); and a Site Development Plan Review (SDR-4060) for a proposed financial institution.

04/22/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #25/lm)

B) Pre-Application Meeting

02/25/04 At the pre-application meeting the following issues discussed included:

- An eight-foot perimeter buffer with 24-inch box trees is required along the west property line.
- A fifteen-foot buffer between the street and parking lot with 24-inch box trees 30 feet on center is required.
- The gated and roofed trash enclosures shall be a minimum of 50 feet from residential to the west.
- Parking lot finger islands with 24-inch box trees is required for each six parking spaces.
- Each tress shall have four 5-gallon and four 1-gallon shrubs.
- Parking:
 - Office building: 1-space/300 square feet of building.
 - Bank: 1 space/200 square feet
- O (Office) or C-1 (Limited Commercial) zoning: SUP required for the bank in O (Office) zoning.
- Office building to close to residential to the west according to residential adjacency requirements.

C) Neighborhood Meetings

03/16/04 A neighborhood meeting is not required for this Special Use Permit application. Five persons attended the General Plan Amendment meeting with the following comments:

- Make sure there's adequate landscaping along western property line.
- Shield the lights to avoid light pollution and trespass onto adjacent properties.

None of the residents voiced opposition to the General Plan Amendment.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.88 acres
Net Acres: 2.5 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Single Family Residential Development
East: Commercial, Convenience Store
West: Condominiums

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: O (Office)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: MLA (Medium-Low Attached)

D) Existing Zoning

Subject Property: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to O (Office)
South: P-C (Planned Community)
East: C-1 (Limited Commercial)
West: R-PD8 (Residential Planned Development – 8 Units Per Acre)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the General Plan designates the site as ML (Medium Low Density Residential). The Medium Low Density Residential allows up to 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. A related General Plan Amendment (GPA-4042) application seeks to change land use designation to O (Office), which would support the proposed zoning to O (Office). The O (Office) category designation allows 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.

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

There are not any special plan areas or districts that affect this site.

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 Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution	4,412 SF.	1/200 GFA	22	1	48	3

The proposal exceeds the parking requirements of Title 19.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Trash Enclosure	50 Feet from Residential Property Line.	Yes, 75 Feet from Residential Property Line.

The proposal exceeds the separation requirement for trash enclosures to be located at least 50 feet from residential property line, per the requirements of Title 19.

B) General Analysis and Discussion

- Zoning

A Financial Institution with Drive Through is a permitted use in the O (Office) zoning category as a Conditional Use. If certain conditions cannot be met, than a Special Use Permit approval is required to allow for the deviation. The conditions for a Financial Institution with Drive Through relate to the location of the drive-through on property adjacent to residential development; drive through with access to local streets; and required stacking lanes for the drive through.

- Use

The proposed drive-through use for a financial institution requires the approval of Special Use Permit in the O (Office) District, if adjacent to residential uses. This provision is intended to protect residential uses from the nuisance of potentially noxious and disturbing uses, such as drive-through facilities. The drive-through is proposed on the west side of the financial institution, the side nearest to residential uses, approximately 95 feet from the residential property line. A condition is recommended for a Waiver to allow drive-throughs on property adjacent to residential uses and without separation from residential properties by an intervening building.

- Conditions

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

Standards	Code Requirement	Provided
Financial Institution with Drive Through	Drive-throughs shall not be located on property adjacent to residential uses. Drive-throughs shall be separated from residential properties by an intervening building.	No
Financial Institution with Drive Through	Drive-throughs shall not have access to local residential streets.	Yes

Financial Institution with Drive Through	Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, and shall be screened per Section 19.12.040 (C).	Yes
--	---	-----

The proposed development does not conform to the minimum standards contained in Title 19.04 for Financial Institution with Drive Through. This proposal includes a drive through adjacent to residential uses, therefore a waiver of that requirement is also part of this application.

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 proposed financial institution will be appropriate for its location on Cheyenne Avenue and Fort Apache Road. The proposed financial institution will serve as an infill development and function as a transition between the residential uses to the west and south to the office and commercial uses to the north and west, respectively, and 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 financial institution and proposed future office development.

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."**

Cheyenne Avenue 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.

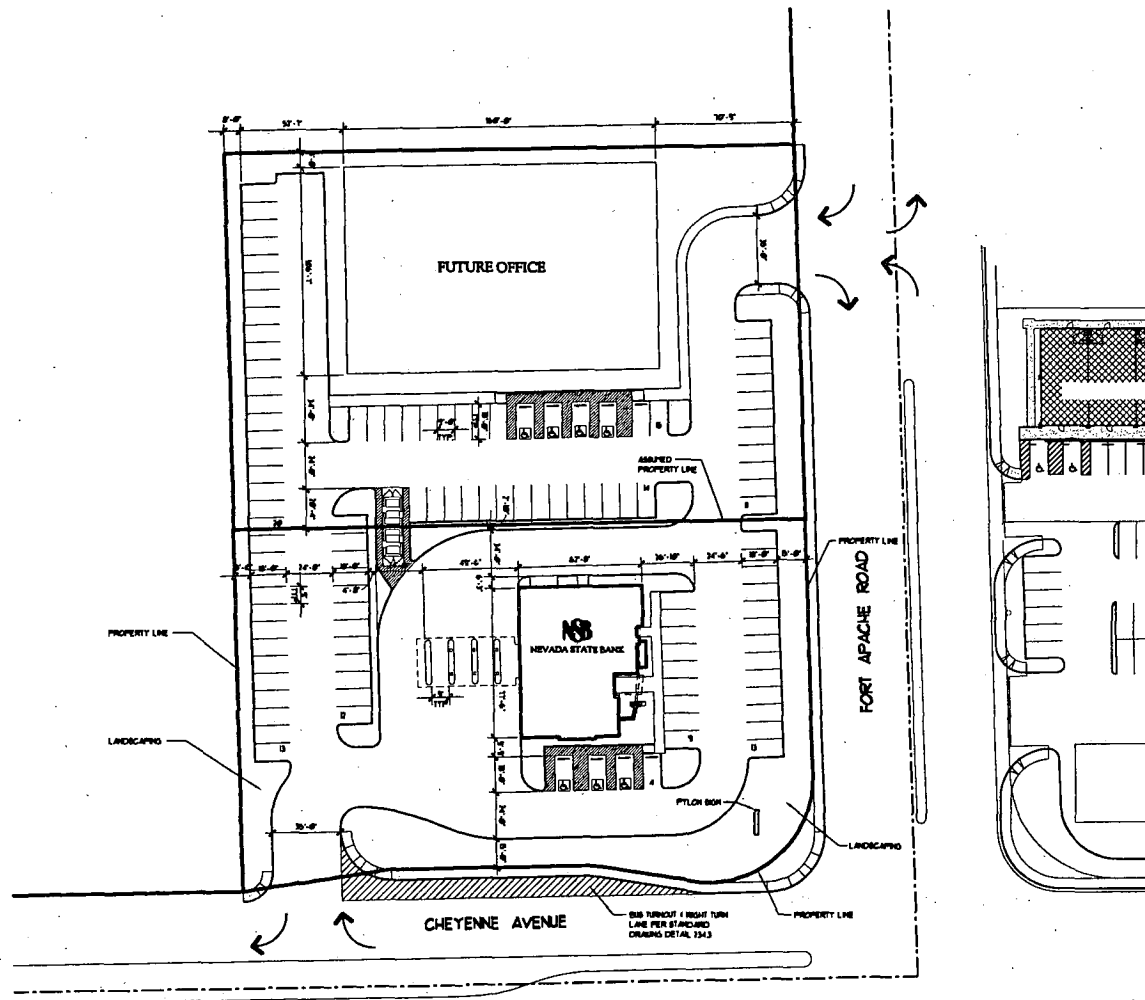
4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The subject site will be subject to City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 247 by City Clerk

APPROVALS 0

PROTESTS 1



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

BASIS OF DESIGN	
PROPOSED BANK	
SITE	
SITE AREA:	57,536 SF. (131 ACRES)
FLOOR AREA	
BANK AREA:	4,410 SF.
FLOOR/LOT RATIO	
BANK (BANK):	1: 1.18 (4,410 SF. / 37,336 SF.)
BUILDING HEIGHT	
NUMBER OF STORIES:	1 STORY
HEIGHT:	27'-6"
SETBACKS	
FRONT YARD:	15 FEET
SIDE YARD:	8 FEET
REAR YARD:	8 FEET
PARKING	
BANK:	REQUIRED: 23
(1 SPACE PER 200 G.S.F.)	PROVIDED: 30
ACCESSIBLE PARKING:	PROVIDED: 3
FUTURE OFFICE	
SITE	
SITE AREA:	54,211 SF. (125 ACRES)
FLOOR AREA	
OFFICE AREA:	17,000 SF.
FLOOR/LOT RATIO	
OFFICE (OFFICE):	1: 3.3 (17,000 SF. / 51,211 SF.)
BUILDING HEIGHT	
NUMBER OF STORIES:	1 STORY
HEIGHT:	28'-0"
SETBACKS	
FRONT YARD:	15 FEET
SIDE YARD:	8 FEET
REAR YARD:	8 FEET
PARKING	
OFFICE:	REQUIRED: 53
(1 SPACE PER 300 G.S.F.)	PROVIDED: 60
ACCESSIBLE PARKING:	PROVIDED: 4
VICINITY MAP	



PROJECT NUMBER: 0635-04-001

NEVADA STATE BANK
CHEYENNE / FT. APACHE

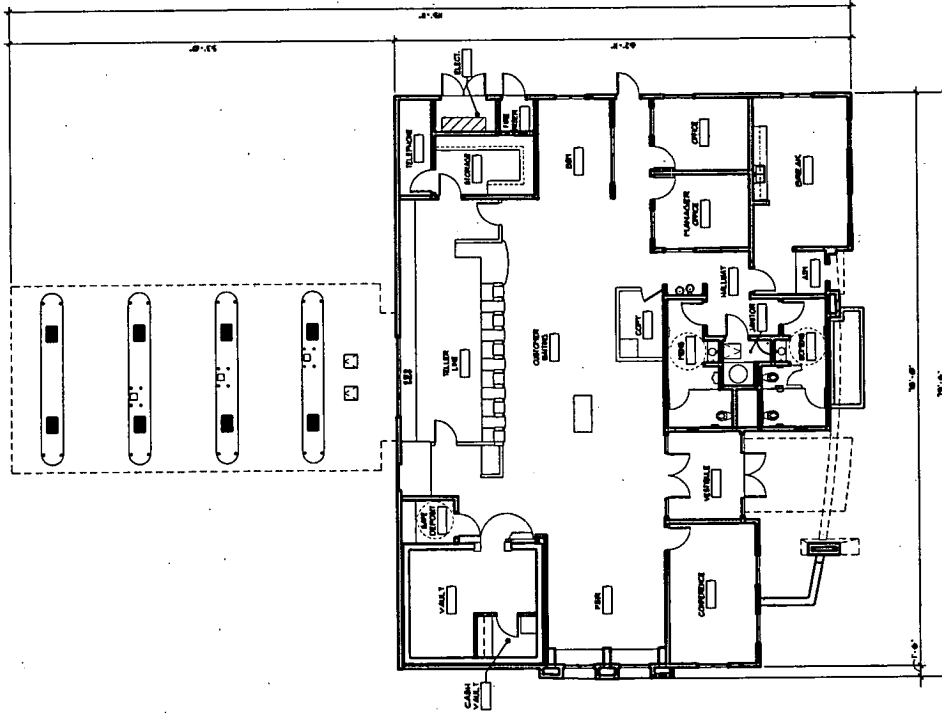
CITY OF LAS VEGAS, NEVADA

MARCH 5, 2004

SCALE: 1" = 30'-0"



SUP-4045
4-22-04 PC



FLOOR PLAN
EAST 1/4



SUP-4045
4-22-04 PC

NEVADA STATE BANK
CHEYENNE/EL APACHE

CITY OF LAS VEGAS, NEVADA
MARCH 5, 2004

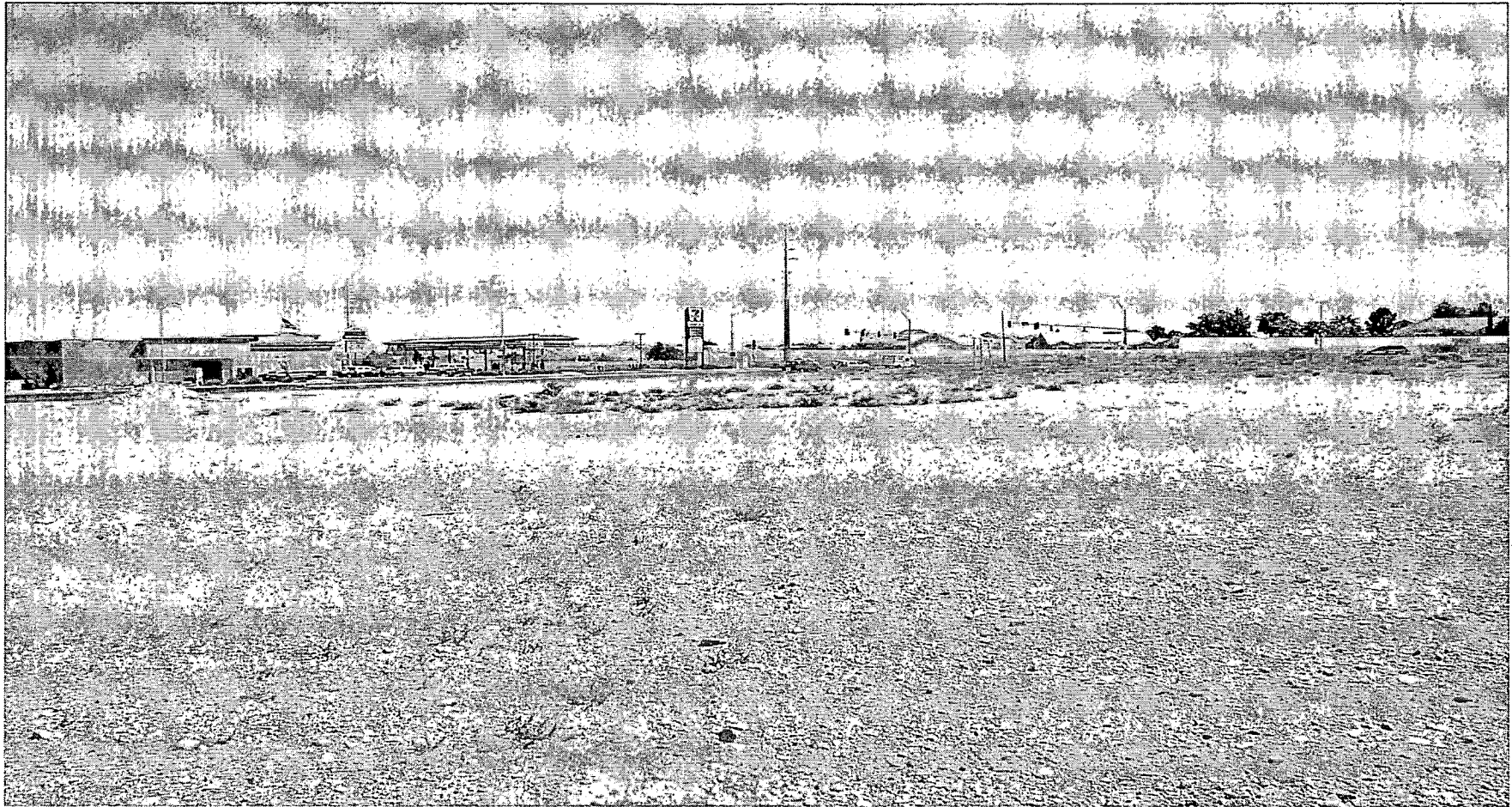
PROJECT NUMBER: 00344401





SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4042, ZON-4043 AND SUP-4045 - PUBLIC HEARING - **SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue an Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions, amending Condition 14 to include the word “new” between “any” and “property” and the following added condition:

- *Monument signage shall only be permitted on the site and be limited to a height of eight feet.*

– UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 142 [GPA-4042] for related discussion.

(3:13 – 3:32)

4-1473

CONDITIONS:

Planning and Development

1. A Rezoning ZON-4043) to an O (Office) Zoning District and a Special Use Permit (SUP-4045) approved by the City Council.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 145 – SDR-4060

CONDITIONS Continued:

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, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.
4. The site 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 provide additional trees (*24-inch box trunk-type canopy tree*) spaced minimum of fifteen feet (15') on center in the five-foot wide landscape planter between the parking area and drive through teller/ATM lanes.
5. Noise, including beeping sounds from ATM teller services and bank teller/customer transactions (conversations) shall not be audible from the west (residential) property line.
6. The northern portion of the subject parcel shall be subject to a Site Development Plan Review.
7. Paving is required for the entire site, with the exception of the proposed future office building *pad site and associated landscape and parking areas*, which shall be covered with a suitable material in order to mitigate dust. If access is to be provided via Fort Apache Road to the Nevada State Bank site, then the access drive must be paved.
8. 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 parking lot landscape finger islands and the provision of the minimum required 24-inch box trees spaced 20 foot on center with four 5-gallon and four 1-gallon shrubs along the west side property lines, and along the rights-of-way for the entire parcel.
9. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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'

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 145 – SDR-4060

CONDITIONS - Continued:

fixtures and downward-directed lights on the proposed building, including the bank teller and ATM drive-through. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. 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.
15. New condition: "Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services."
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and north boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. A recorded Joint Access Agreement between this site and the adjoining proposed future parcel to the north shall be provided when the future parcel is created.
19. Landscape and maintain all unimproved rights-of-way on Cheyenne Avenue and Fort Apache Road adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Cheyenne Avenue and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-4043 and all other subsequent site-related actions.

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER:
SIDNEY & PAULA FRY FAMILY TRUST

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning ZON-4043) to an O (Office) Zoning District and a Special Use Permit (SUP-4045) approved by the City Council.
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, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.
4. The site 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 provide additional trees (*24-inch box trunk-type canopy tree*) spaced minimum of fifteen feet (15') on center in the five-foot wide landscape planter between the parking area and drive through teller/ATM lanes.
5. Noise, including beeping sounds from ATM teller services and bank teller/customer transactions (conversations) shall not be audible from the west (residential) property line.
6. The northern portion of the subject parcel shall be subject to a Site Development Plan Review.
7. Paving is required for the entire site, with the exception of the proposed future office building *pad site and associated landscape and parking areas*, which shall be covered with a suitable material in order to mitigate dust. If access is to be provided via Fort Apache Road to the Nevada State Bank site, then the access drive must be paved.
8. 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 parking lot landscape finger islands and the provision of the minimum required 24-inch box trees spaced 20 foot on center with four 5-gallon and four 1-gallon shrubs along the west side property lines, and along the rights-of-way for the entire parcel.

9. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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, including the bank teller and ATM drive-through. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. 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.
15. New condition: "Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services."
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and north boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. A recorded Joint Access Agreement between this site and the adjoining proposed future parcel to the north shall be provided when the future parcel is created.
19. Landscape and maintain all unimproved rights-of-way on Cheyenne Avenue and Fort Apache Road adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Cheyenne Avenue and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-4043 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a Proposed Financial Institution, General with Drive Through and for a Waiver of the Parking Lot Landscaping Requirements on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road.

Three related items were filed with this request: A General Plan Amendment (GPA-4060) to O (Office); A Rezoning (ZON-4043) to O (Office); and a Special Use Permit (SUP-4045) for a Drive Through for a Proposed Financial Institution.

B) Applicant's Justification

The applicant's justification letter states consisting of approximately 2.5 net acres, the proposed development shall include 1.34 acres for a Nevada State Bank building and 1.16 acres to accommodate a future single story office building. Both the bank building and the office building have been designed in a contemporary, desert style with E.I.F.S. finish and stone accents consistent with the architectural theme expressed at other Nevada State Bank locations throughout the Las Vegas Valley.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to this site.

04/22/04 The Planning Commission recommended approval of a related General Plan Amendment from ML (Medium-Low Density Residential) to O (Office); a Rezoning request (ZON-4043) from U (Undeveloped) to O (Office); and a Special Use Permit (SUP-4045) for a proposed financial institution, general with drive through to be located on property adjacent to a residential use.

04/22/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #25/lm)

B) Pre-Application Meeting

2/25/04 At the pre-application meeting the following issues were discussed:

- An eight-foot perimeter buffer with 24-inch box trees is required along the west property line.
- A fifteen-foot buffer between the street and parking lot with 24-inch box trees 30 feet on center is required.
- The gated and roofed trash enclosures shall be a minimum of 50 feet from residential to the west.
- Parking lot finger islands with 24-inch box trees is required for each six parking spaces.
- Each tress shall have four 5-gallon and four 1-gallon shrubs.
- Parking:
 - Office building: 1-space/300 square feet of building.
 - Bank: 1 space/200 square feet
- O (Office) or C-1 (Limited Commercial) zoning: SUP required for the bank in O (Office) zoning.
- Office building too close to residential to the west according to residential adjacency requirements.

C) *Neighborhood Meetings*

3/16/04 A neighborhood meeting is not required for this Site Development Plan Review application. Five persons attended the General Plan Amendment meeting with the following comments:

- Make sure there's adequate landscaping along western property line.
- Shield the lights to avoid light pollution and trespass onto adjacent properties.

None of the residents voiced opposition to the General Plan Amendment.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 3.88 acres
Net Acres: 2.5 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Single Family Residential Development
East: Commercial, Convenience Store
West: Condominiums

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: O (Office)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: MLA (Medium-Low Attached – 8.1 to 12 Units Per Acre)

D) Existing Zoning

Subject Property: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to O (Office)
South: P-C (Planned Community)
East: C-1 (Limited Commercial)
West: R-PD8 (Residential Planned Development – 8 Units Per Acre)

E) General Plan Compliance

The Centennial Hills Interlocal Land Use Plan of the General Plan designates the site as ML (Medium Low Density Residential). The Medium Low Density Residential allows up to 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. A related General Plan Amendment (GPA-4042) application seeks to change land use designation to O (Office), which would support the proposed zoning to O (Office). The O (Office) category designation allows 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.

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

There are not any special plan areas or districts that affect this site.

PROJECT DESCRIPTION

- Site Plan

The site plan indicates a rectangular shaped parcel that will be developed into two separate lots. This site development plan review is for a 4,412 square foot financial institution, Nevada State Bank, on the southern half of the project site. The primary access to the Nevada State Bank site is Cheyenne Avenue, a 100-foot Primary Arterial. A secondary access will be located off of Fort Apache Road via the project site to the north. The bank building will be located towards the southeastern portion of the site with parking located to the east, west and south of the building. Three handicap-parking stalls are located on the south side of the bank. A trash enclosure at the northwest corner of the project limits, adjacent to a parking row, approximately seventy-five feet (75') from the residential property line. A pylon sign (height not specified) is proposed at the Cheyenne Avenue and Fort Apache Road.

- Landscape Plan

The landscape plan indicates perimeter landscaping on the entire site, including the proposed separate lot to the north. Landscaping will also be provided around the bank building and around the drive-through. Perimeter landscaping includes minimum fifteen-foot (15') wide planters along the street frontages, Cheyenne and Fort Apache. The side and rear landscape planters are shown as eight-foot (8') wide landscape planters. Internal landscape planters are shown as four-foot (4') wide landscape planters. Landscape planter islands are indicated at the end of parking rows only.

The perimeter landscaping along Cheyenne and Fort Apache indicates twenty-four inch box Southern Live Oak, Texas Honey Mesquite, and Redbud trees spaced twenty feet to seventy feet on center with intermittent 15-gallon Chaste trees, an assortment of five-gallon shrubs (including Yellow Bird of Paradise, Regal Mist, Cherry Red Sage, Fortnight Lily, Red Yucca, Angelita Daisy, and Texas Sage Compact), 1-gallon Prostrate Rosemary and gravel mulch ground cover. The side and rear planters consist of 24-inch box Mondel Pines spaced forty feet on center with an assortment of five-gallon shrubs (listed above). Internal landscape planters consist of much of the same desert landscape palette.

- Building Elevations

The one-story 4,412 square foot financial institution will be constructed in a contemporary desert style with E.I.F.S. desert tone (light tan, silvery gray, gray brown, and dark brown palette) finish with two-tone dark blue and brown textured slate stone accents. The flat "mocha" colored metal roof will be compliment the desert palette. The drive-through will consist of a gray brown E.I.F.S finish with two-tone dark blue and brown textured slate stone support columns. The architectural theme for Nevada State Bank will be similar to other locations throughout the valley.

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	56,277 SF *	N/A
Min. Lot Width	100 Feet	177 Feet *	Yes
Min. Setbacks			
• Front	25 Feet	87 Feet*	Yes
• Side	10 Feet	33 Feet*	Yes
• Corner	15 Feet	65 Feet*	Yes
• Rear	15 Feet	97 Feet*	Yes
Max. Lot Coverage	30 %	8.5 %*	Yes
Max. Building Height	2 Stories / 35 Feet	22' – 6"	Yes
Max. Drive-Through Hgt.		14' – 0"	
Trash Enclosure	Yes, Screened	Yes	Yes
Loading Zone	No	No	Yes
Mech. Equipment	Screened	Yes	Yes
Other ...	N/A	N/A	N/A

**Project site only, does not include entire parcel.*

This application meets the provisions of Title 19.

A2) Residential Adjacency Standards

This proposal complies with the City's Residential Adjacency Standards.

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
Financial Institution	4,412 SF.	1/200 GFA	22	1	48	3

The proposal exceeds the requirement for on-site parking in the Zoning Code.

The Department of Public Works had the following comments: Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and north boundaries of this site prior to construction of hard surfacing (asphalt or concrete); and a recorded Joint Access Agreement between this site and the adjoining proposed future parcel to the north shall be provided when the future parcel is created.

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 Tree / 6 Spaces	9 Trees	5 Trees
Buffer:			
• Min. Trees (adjacent to rights-of-way)	1 Tree per Linear 20 Feet	27 Trees	11 Trees (24") 7 Trees (15 gal)
• Min. Trees (adjacent to residential)	1 Tree per Linear 20 Feet	20 Trees	10 Trees
• Min. Trees (adjacent to other properties)	1 Tree per Linear 30 Feet	10 Trees	7 Trees
• Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet
• Min. Zone Width (side and rear property lines)	8 Feet		8 Feet
• Wall height	6 Feet		Existing wall

The proposed project does not meet the minimum landscape standards as required by Title 19 and the Las Vegas Urban Design Guidelines and Standards. The project is deficient in the amount of required 24-inch box trees along the side and rear property lines and the rights-of-way, as well as the required parking lot landscape finger islands. A waiver was not specifically requested to waive the amount of perimeter trees, but a waiver was requested for the parking lot landscaping requirements.

A5) Sign Standards

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

Freestanding Signs: O (Office) Zoning District		
Standards	Allowed	Provided
Maximum Number	1 per Street frontage 2 total	1 total indicated at the corner of Fort Apache Rd and Cheyenne Ave.
Maximum Area	75 SF.	Information not provided
Maximum Height	16 Feet	Information not provided
Minimum Setback	5 Feet	Information not provided
Illumination	Internal or Direct Internal Illumination	Information not provided

Wall Signs: O (Office) Zoning District

Standards	Allowed	Provided
Maximum Number	1 per building elevation/tenant facing a street/on-site parking 4 total	1 per frontage 4total
Maximum Area	10% of building elevation	Information not provided
Maximum Projection	2 Feet	Information not provided
Illumination	Internal or Direct Internal Illumination	Information not provided

The application submittal did not include specific information regarding the indicated freestanding (pylon) and wall signs. Pursuant to Title 19.14, the Sign Standards for the O (Office) shall apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The proposed financial institution (Nevada State Bank) project will be a permitted use within the O (Office) zoning district, upon the approval of a related Rezoning (ZON-4043) and a Special Use Permit (SUP-4045) for the drive through.

- Site Plan

The site plan provides a suitable layout for the rectangular shaped site. The bank building is oriented towards the southeast corner of the project limits, so the building impact is minimal to the nearby condominium development. The provided parking exceeds Code requirements by 26 parking spaces (54%). There is concern with the bank's drive-through, which is located on the west side of the structure, closest to residential property (condominiums), in particular the concern is with noise and light associated with the drive-through teller and ATM operations. Glare cast from overhead canned lights on the underside of the drive-through canopy can affect nearby residential. Noise, including Automatic Teller Machine (ATM) beeper prompts and related sounds while utilizing drive-up teller services, in particular bank teller conversations with customers, and transaction capsule vacuum noises should be alleviated. To mitigate these concerns the following conditions are recommended: to provide additional trees (Mondel Pines or other suitable screen tree), spaced minimum of fifteen feet (15') on center in the five-foot wide landscape planter between the parking area and drive through teller/ATM lanes; noise, including beeping sounds from ATM teller services and bank teller/customer transactions (conversations) shall not be audible from the west (residential) property line; and utilize wallpack lighting using 'shoe-box' fixtures and downward-directed lights on the proposed building, including the bank teller and ATM drive-through to reduce light pollution.

The site plan indicates that the northern portion of the site will be developed for a future office development and therefore is not evaluated as part of this application. A condition is recommended that any development on the northern portion require a Site Development Plan Review. Also a condition is recommended to pave the entire site and/or cover the northern portion with a suitable material for dust abatement. If access is to be provided via Fort Apache Road to the Nevada State Bank site, then the access must be paved.

- **Waivers**

Pursuant to Section 19.08.045 of the Zoning Code, there are a number of requirements for commercial developments. The applicant requested a waiver of the parking lot landscaping requirements and to allow the development of building on a corner lot to be located off of the back of curb. No justification was offered for either waiver request.

In regard to the parking lot landscape waiver, it is noted that the site is overparked by nearly 54% (26 parking spaces) and therefore the waiver request for parking lot landscaping should not be granted. A condition is recommended to provide landscape planter islands with 24-inch box trees for every six parking spaces.

In regard to the waiver to allow the financial institution building to be located off the back of curb in lieu of placement adjacent to the corner, the waiver is justifiable in that a majority of the parking is set back from the corner curb and less visible to the street.

- **Landscape Plan**

The landscape plan depicts perimeter and parking lot landscaping that meets only a portion of the intent of Title 19 and the Las Vegas Urban Design Guidelines and Standards to provide adequate buffering and to break up the continuity of parking lots. A landscape waiver was not requested as part of this application and is not justified. Therefore a condition is recommended to revise the landscape plan to indicate parking lot landscape finger islands and provide the required number of trees spaced appropriately along the side and rear property lines, and along the rights-of-way. All landscape materials should meet the minimum requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards.

- **Elevation**

The submitted elevations are appropriate for the area and depict the high quality of development.

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 proposed development is appropriate with the adjacent land uses and the development of the area. Conditions have been listed that will ensure that this development has minimal impact on neighboring residences.

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 financial institution development will be consistent with Title 19, and with the intent of the Design Standards Manual, and the Landscape, Wall and Buffer Standards with the exception of requested waivers for building placement and perimeter and parking lot landscape requirements. Conditions are recommended to revise the site plan and landscape plan to comply with Title 19 standards for perimeter and parking lot landscaping.

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

The site is accessed via Cheyenne Avenue and Fort Apache Road, both 100-foot Primary Arterials. The rights-of-way provide adequate access to the site and will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscape palette materials will provide an aesthetically pleasing environment, however a condition is listed to provide minimum number of trees in the perimeter landscape planters and in the parking lots as required by Title 19 and other landscaping shall adhere to the requirements of the Las Vegas Urban Design Guidelines and Standards.

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

The building elevations are appealing and are compatible with the development in the area, and will foster an aesthetic environment that is compatible with the nearby commercial and residential uses.

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended conditions 4, 7 and 8 as shown.

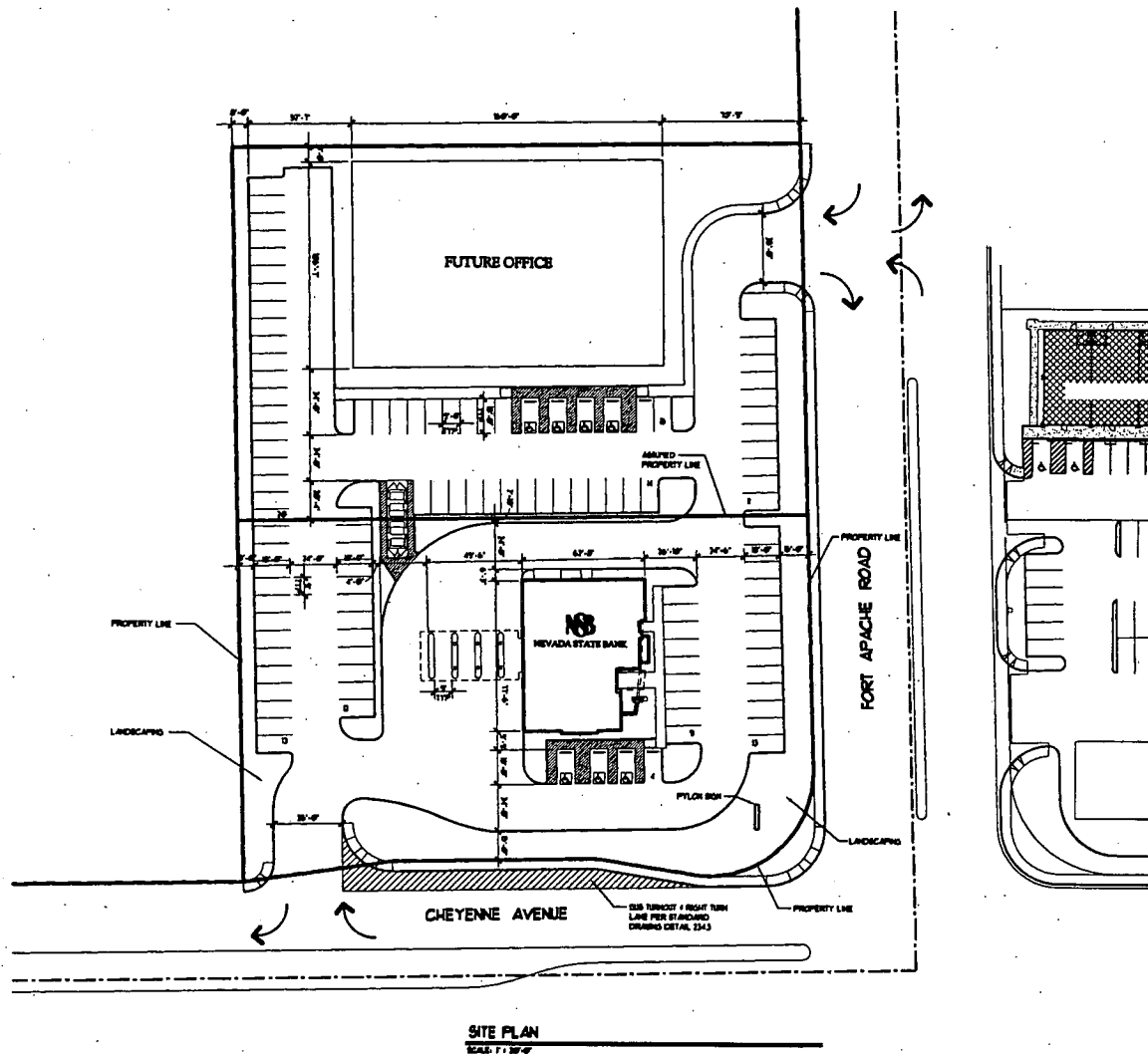
NOTICES MAILED 294 by Planning Department

APPROVALS 0

PROTESTS 1




 Notary Public - State of Nevada
 COUNTY OF CLARK
 MARCIA WYATT
 No. 00-65841-1 My Appointment Expires Oct. 16, 2004



BASIS OF DESIGN	
PROPOSED BANK	
MAX SITE AREA:	82,336 SF. (121 ACRES)
FLOOR AREA:	4,412 SF.
FLOOR AREA RATIO:	1:1.25 (4,412 SF. / 82,336 SF.)
BUILDING HEIGHT:	1 STORY
NUMBER OF STORES:	22-24'
SETBACKS:	
FRONT YARD:	15 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
PARKING:	
REQUIRED: (1 SPACE PER 300 O.S.F.)	15
PROVIDED:	3
ACCESSIBLE PARKING:	3
FUTURE OFFICE	
MAX SITE AREA:	94,771 SF. (129 ACRES)
FLOOR AREA:	17,000 SF.
FLOOR AREA RATIO:	1:1.33 (17,000 SF. / 94,771 SF.)
BUILDING HEIGHT:	1 STORY
NUMBER OF STORES:	28'-0"
SETBACKS:	
FRONT YARD:	15 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
PARKING:	
REQUIRED: (1 SPACE PER 300 O.S.F.)	57
PROVIDED:	60
ACCESSIBLE PARKING:	4
VICINITY MAP	
PROJECT LOCATION	



PROJECT NUMBER: 0833-04-001

NEVADA STATE BANK
CHEYENNE / FT. APACHE

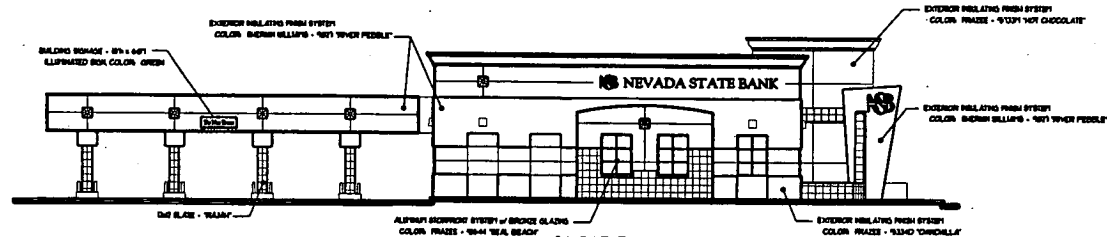
CITY OF LAS VEGAS, NEVADA

MARCH 5, 2004

SCALE: 1" = 30'-0"

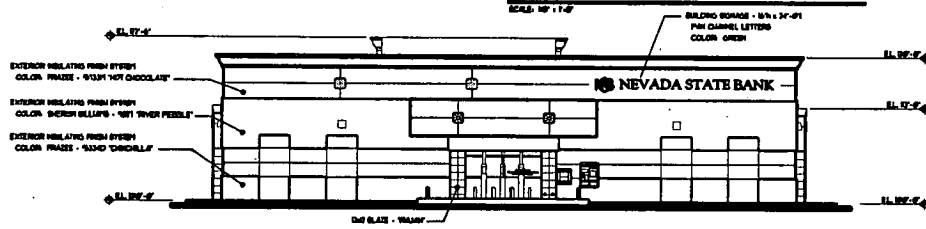


SDR-4060
4-22-04 PC



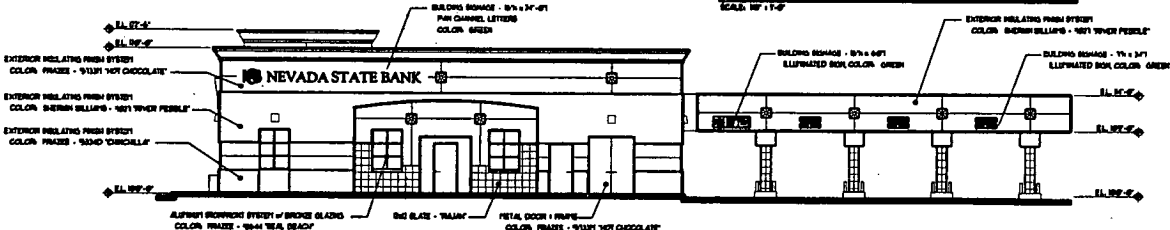
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



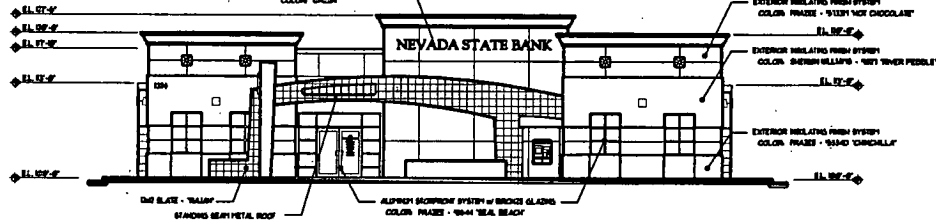
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NEVADA STATE BANK
CHEYENNE / FT. APACHE

PROJECT NUMBER: 0833-04-001

CITY OF LAS VEGAS, NEVADA

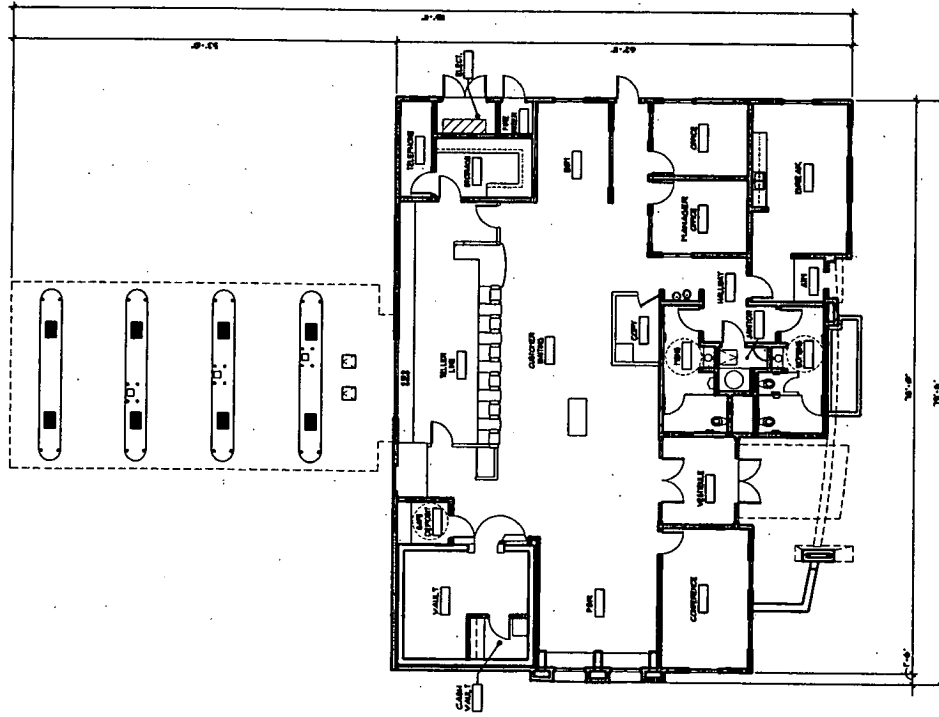
MARCH 5, 2004

SCALE: 1" = 8'-0"

SDR-4060
4-22-04 PC



LUCCHESI
GALATI



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



NEVADA STATE BANK
CHEYENNE BRANCH

PROJECT NUMBER: 833-64-01

CITY OF LAS VEGAS, NEVADA

MARCH 5, 2004



LUCCHESI-GALATI

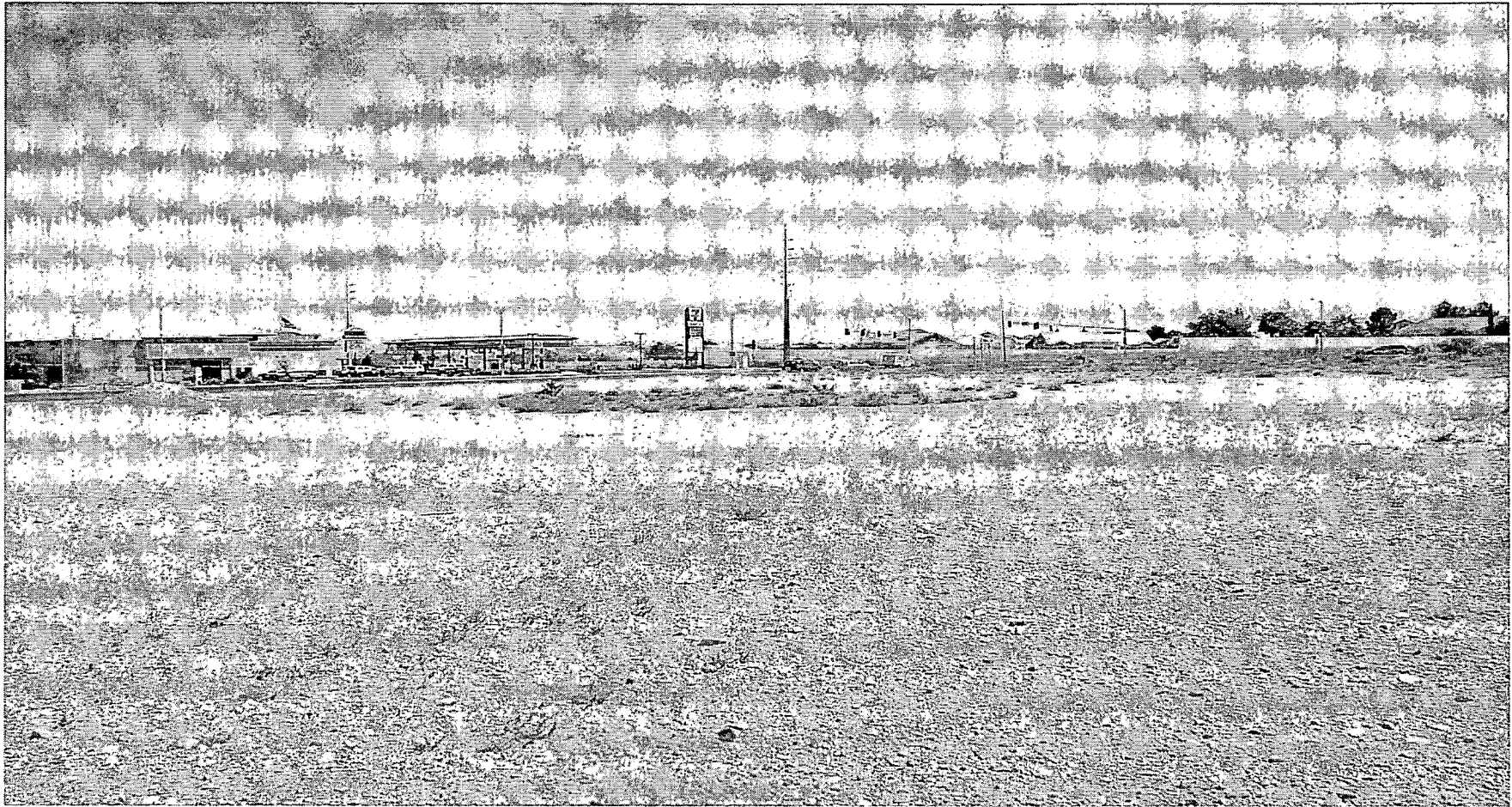
SCALE: 1/8" = 1'-0"

SDR-4060
4-22-04 PC



SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST
NORTHWEST CORNER OF CHEYENNE AVENUE AND FORT APACHE ROAD
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-4063** - **APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), Ward 6 (Mack). The Planning Commission (4-1-1 vote on a motion for approval) failed to obtain a supermajority vote which is tantamount to denial and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1-1 vote on a motion for approval) failed to obtain a supermajority vote which is tantamount to denial and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 146 [GPA-4063], Item 147 [SUP-4065] and Item 148 [SDR-4064].

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of applicant and explained some of the amenities of the proposed development such as exceeding the open spaces requirement, all units having driveways and meeting the residential adjacency standards. He stated that neighborhood meetings were held and neighbors were generally in support of this residential project in lieu of commercial development. The main issue pertained to the Town Center Loop trail. Neighbors in an adjacent neighborhood are concerned about installation of the trail creating an alley effect and causing security issues. The applicant understands the trail cannot be relocated; therefore, to accommodate the neighbors concerns, the fence will be made of wrought iron and pilaster and

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 146 – GPA-4063

MINUTES – Continued:

will be well lighted. The area will be see through all the way to the back wall of the subdivision. He said the applicant will be responsible for that property and will keep it lighted and maintained. ATTORNEY AMICK felt this will address the security issues. He asked that Condition 2 of Item 148 [SDR-4064] be amended to assure the fences along the north property line are to be wrought iron and pilaster and that the top portion of the retaining wall located on the east property line will be wrought iron as well.

AL OWEN, 8017 Esperides, is a resident on the north side of this development. He agreed with ATTORNEY AMICK that the residents would rather see residential go in on this site instead of commercial and they are concerned about the trail and the security and maintenance issues. Homeowners are worried whether the trail will be lighted well enough to deter crime yet not intrude upon their privacy. DAVID CLAPSADDLE, Planning Supervisor, Planning and Development Department, stated that the applicant's proposal to open the fence would help address issues the neighbors have and staff has no objection to the amended language proposed. It was suggested that the lighting be similar to that used at Peccole Ranch or Summerlin, which would be sufficient. ATTORNEY AMICK explained that the applicant wants the trail well lighted because it is the applicant's property and they are responsible for it. He said the applicant would work with neighbors to find lighting that is adequate for security issues without intruding upon the neighbor's privacy.

MR. OWEN questioned who would be responsible for maintenance of the trail and what the maintenance schedule would be. ATTORNEY AMICK explained that the applicant is responsible for maintenance and the company the Home Owners Association hires to do weekly maintenance would also maintain the trail.

MR. OWEN asked if there were restrictions regarding usage of the trail to be pedestrian only or would wheeled vehicles be allowed. DEPUTY CITY ATTORNEY BRYAN SCOTT explained that although there is no standard specific to the trail, any vehicle that is allowed on a City sidewalk would be permitted on the trail and keeping vehicles that are prohibited off the trail would be an enforcement issue.

There was discussion regarding a concern MR. OWEN voiced regarding the trail ending at the intersection of Cimarron and Esperides. He feared that drivers accelerating to get onto Cimarron would not see pedestrians coming off the trail. MR. AMICK assured MR. OWEN that the trail curved down onto Cimarron before ending and did not end abruptly at the intersection. MR. OWEN asked that some type of pole be placed at the end of the trail. MR. OWEN suggested the developer wait to install the trail, since it would only dead end until development further up continued. ATTORNEY AMICK said it was in the best interest of the applicant to install it with the development. DEPUTY CITY ATTORNEY SCOTT concurred.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 146 – GPA-4063

MINUTES Continued:

COUNCILMAN MACK appreciated MR. OWEN'S comments and concerns. He was happy to see more affordable housing coming into Ward 6. He pointed out that if the development of this property had been commercial, the same trail issues would exist. In an effort to keep traffic and ATV'S and other prohibited wheeled vehicles out of the trail, COUNCILMAN MACK asked staff to work with the applicant to get poles placed at the end of the trail and possibly signage warning pedestrians to watch out for traffic.

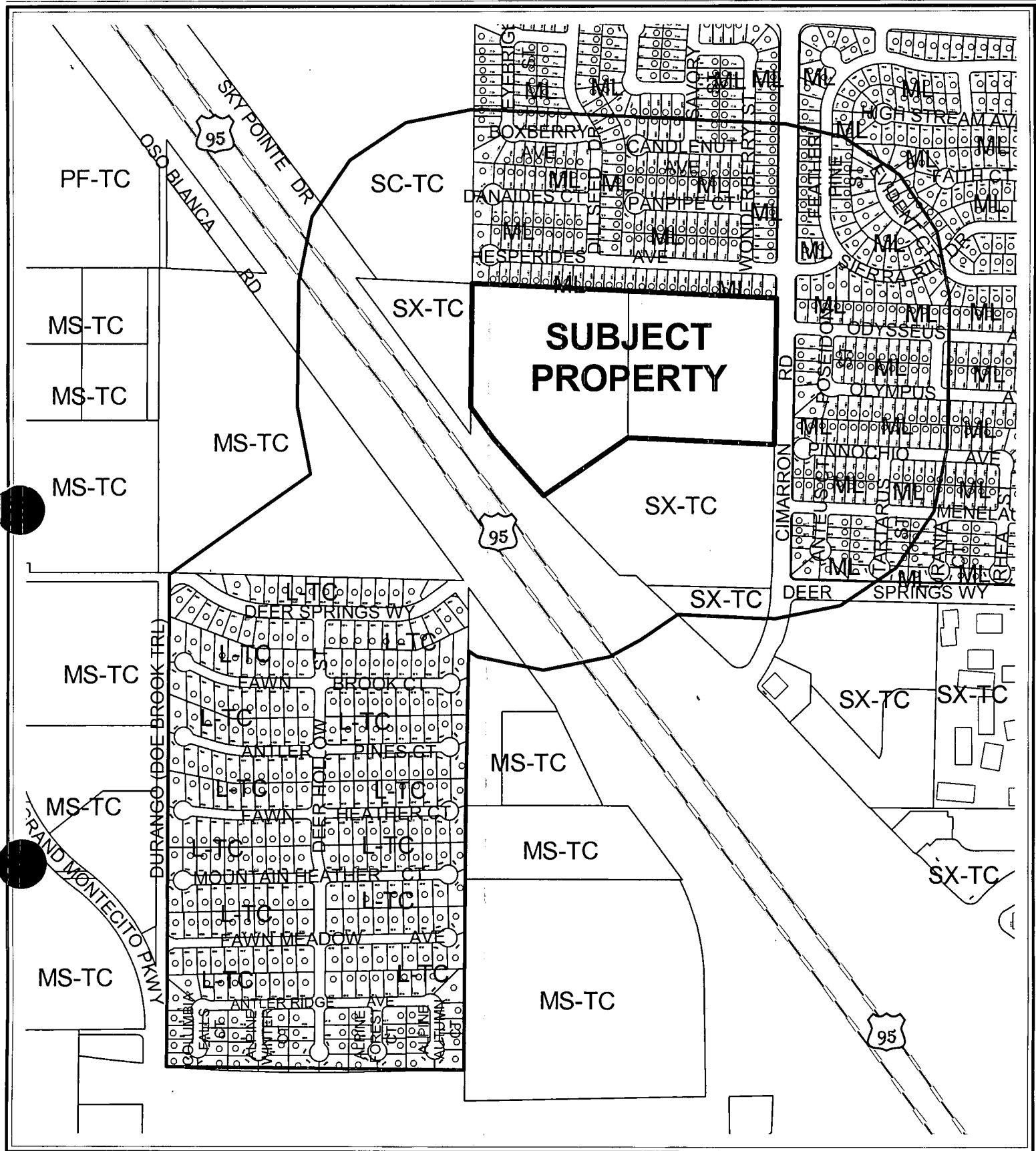
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 146 [GPA-4063], Item 147 [SUP-4065] and Item 148 [SDR-4064].

NOTE: All discussion Item 146 [GPA-4063], Item 147 [SUP-4065] and Item 148 [SDR-4064] was held under Item 146 [GPA-4063].

(3:32 – 3:49)

4-2247



CASE: GPA-4063

RADIUS: 750 FT + SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

0 300 600 Feet



146



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER

**** CONDITIONS ****

The Planning Commission (4-1-1 vote on a motion for approval) failed to obtain a supermajority vote which is tantamount to denial and staff recommend DENIAL.

**** 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 Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road from SX-TC (Suburban Mixed Use - Town Center) to M-TC (Medium Density Residential - Town Center). A Site Development Plan Review (SDR-4064) for a 316-unit condominium development and a Special Use Permit (SUP-4065) for a gated community with private streets have been submitted in conjunction with this 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 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). |
| 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 SX-TC (Suburban Mixed Use - 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 SX-TC (Suburban Mixed Use - Town Center). |
| 04/22/04 | The Planning Commission recommended approval of a related Special Use Permit request (SUP-4065) for a gated community with private streets and a Site Development Plan Review (SDR-4064) for a 316 unit condominium development. |
| 04/22/04 | The Planning Commission voted 4-1-1 to recommend DENIAL (PC Agenda Item #29/ar) |

DETAILS OF APPLICATION REQUEST

Site Area: 20.63 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Single Family Dwellings
South Undeveloped
East Single Family Dwellings
West U.S. 95

PLANNED LAND USE

Subject Property SX-TC (Suburban Mixed-Use)
North ML (Medium-Low Density Residential)
South SX-TC (Suburban Mixed-Use)
East ML (Medium-Low Density Residential)
West U.S. 95

EXISTING ZONING

Subject Property TC (Town Center)
North R-CL (Single Family Compact Lot)
South TC (Town Center)
East R-CL (Single Family Compact Lot)
West US 95

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>	X	
<i>Town Center</i>		
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Clark County Notification		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: 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. The effect of this Special Plan Area on this application and the area affected by this application is that it 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 the need for commercial uses at other locations thus degrading the Town Center concept.

ANALYSIS

Special Area Plans, such as the Town Center area, are created to address issues that are unique to a limited geographical area. The Town Center area was initiated in 1996 by the City Council's adoption of the Northwest Area General Plan Amendment, which made provisions for a Town Center. Under that direction, a planning process commenced that resulted in the Town Center Development Standards Manual, an implementation plan establishing detailed regulations, standards, conditions and land uses designations for the Town Center Area. The Plan sought to achieve a balance of land uses and the plan area was intended to be the principle employment center for the Northwest as a mixed-use development category.

Since The Plan's adoption, amendments have been approved that obscure the precise balance of land uses. Approximately 266 acres of land have been removed from the commercial land use designations and 414 acres have been added to residential land use designations. The area intentionally planned as an employment center for the Northwest is experiencing a loss of commercial acreage that threatens not only future employment opportunities in the area, but also the goal of economic diversity, as identified by Goal #4 in the Master Plan 2020. Each alteration to the Town Center area obfuscates the original approved document and allows for development in the area to proceed with an unplanned approach.

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 Town Center area is proposed to come under the general zoning designation of Town Center as well. Therefore, the zoning designation supported by this General Plan Amendment request is appropriate.

In regard to "3":

This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The Northwest Area Command of the Las Vegas Metropolitan Police services the site. Fire Station # 41, located approximately one mile away at Elkhorn Road and Buffalo Road is the closest city facility to the site. The Elkhorn/Durango Ball field is the closest city park to the site.

In regard to "4":

There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/22/04 A neighborhood meeting sponsored by the applicant was held at the Silverstone Golf Club. The applicant introduced the project to the residents as a 310-unit condominium project, roughly 15 units per acre. The buildings will be 22' high, and 66' from the property line of adjoining residences to the north. The units will be for sale, and have attached garages. They also have a 20' trail along the northern boundary. Eighteen people attended and had the following questions/issues:

- Will the trail have lighting? Yes.
- Will the CC&Rs restrict investor's from purchasing blocks of units for rentals? Most likely. Pulte currently restricts sales to homeowners only in all of its active subdivisions.
- What is the price range? \$200 - \$250+
- What is the unit size? 1,250 to 1,500 sq ft
- What is the time frame? Approx. 18 months to begin building, then another 18 months to build out.
- What is the earliest hour construction can begin? 7:00 AM by city ordinance
- Can you begin building the units along the northern border first, then work forwards? Probably.

There was no opposition voiced about the General Plan Amendment. However, the Trails element requires a trail along the north property line, which generated a lot of discussion at the neighborhood meeting. The builder intends to wall off its northern border of the trail, leaving a 20-foot alley between the two properties. The residents have concerns with crime in 20-foot wide trail between this development and the development to the north.

NOTICES MAILED: 627 by Planning Department

APPROVALS: 0

PROTESTS: 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4063** APN: 125-21-202-002 & 125-21-202-003

Name of Property Owner: Laura Sommer

Name of Applicant: Pulte Homes Inc.

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: _____

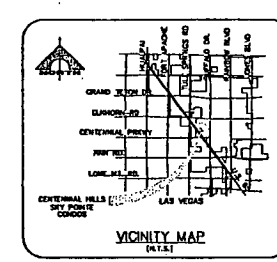
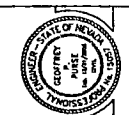
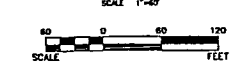
Print Name: Laura Sommer

Subscribed and sworn before me

This 4 day of March 2004

Lisa Christian
Notary Public in and for said County and State





**CENTENNIAL HILLS
SKY POINTE CONDOS**
SITE APN: 12521202002
SITE APN: 12521202003

ZONING
CURRENT ZONING: SX-TC
REQUESTED ZONING: M-TC

DENSITY
TOTAL UNITS: 310
GROSS AREA: 20.73 AC. (902998 SQ. FT.)
SKY POINTE R.O.W.: 0.28 AC. (12198 SQ. FT.)
TOTAL AREA: 20.45 AC. (890857 SQ. FT.)
DENSITY (FROM TOTAL): 15.15 UNITS PER AC.
F.A.R. (TOTAL FLOOR AREA RATIO): 67%

OPEN AREA
TOTAL OPEN AREA REQUIRED: 5.11 AC.
TOTAL OPEN AREA PROVIDED: 7.06 AC.

PARKING
TOTAL SPACES REQUIRED: 677
TOTAL SPACES PROVIDED: 590
GARAGE SPACES: 466
OUTSIDE SPACES: 124

BUILDING SIZE
FOUR PLEX: 7596 SQ. FT.
SIX PLEX: 10488 SQ. FT.
EIGHT PLEX: 15198 SQ. FT.

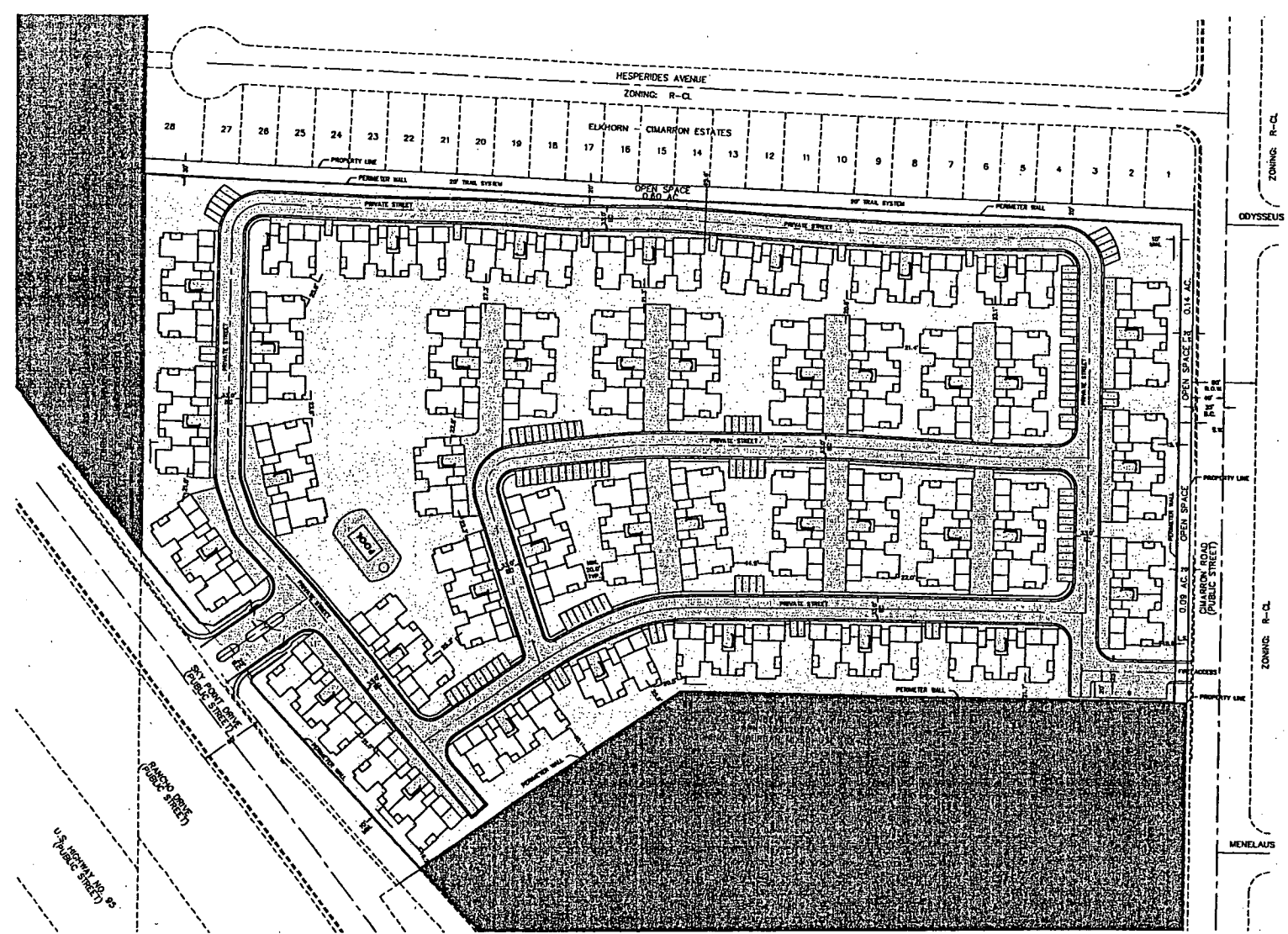
LEGEND
ROADS/ PARKING
OPEN SPACE
BUILDING

FEBRUARY 26, 2004

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
THIS SEAL VALID ONLY WHEN USED IN CONNECTION WITH THE SEAL OF THE STATE OF ILLINOIS
DATE: 12/15/2003
EXPIRATION: 12/15/2006

FULTE HOMES, INC.
CENTENNIAL HILLS - SKY POINTE CONDOMINIUMS
SITE PLAN EXHIBIT

DRAWING
C-1
1 OF 1 SHEETS



GPA-4063
4-22-04 PC



GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-4063 - PUBLIC HEARING - SUP-4065 -
APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER - Request for a Special
 Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the east
 side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-
 002 and 003), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The
 Planning Commission (4-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1-1 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 - UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 146 [GPA-4063] for related discussion.

(3:32 – 3:48)

4-2247

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2123), and
 Site Development Plan Review (SDR-4064) and all other subsequent site-related actions.
2. 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.
3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section
 E.G. of the Town Center Development Standards Manual.
4. All City Code requirements and design standards of all City departments must be satisfied.

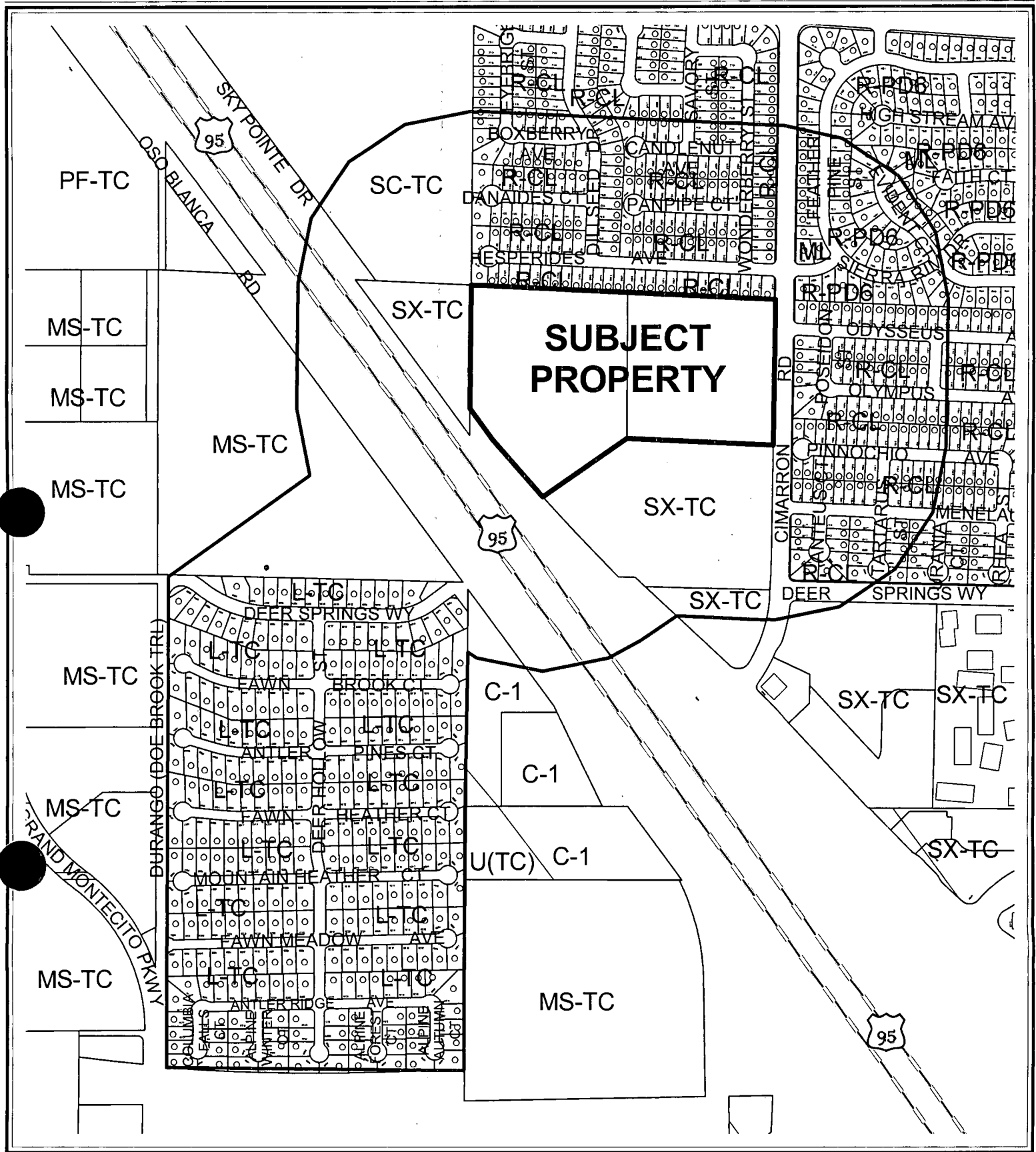
CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 147 – SDR-4065

CONDITIONS - Continued:

5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. 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.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123, Site Development Plan Review SDR-4064 and all other subsequent site-related actions.



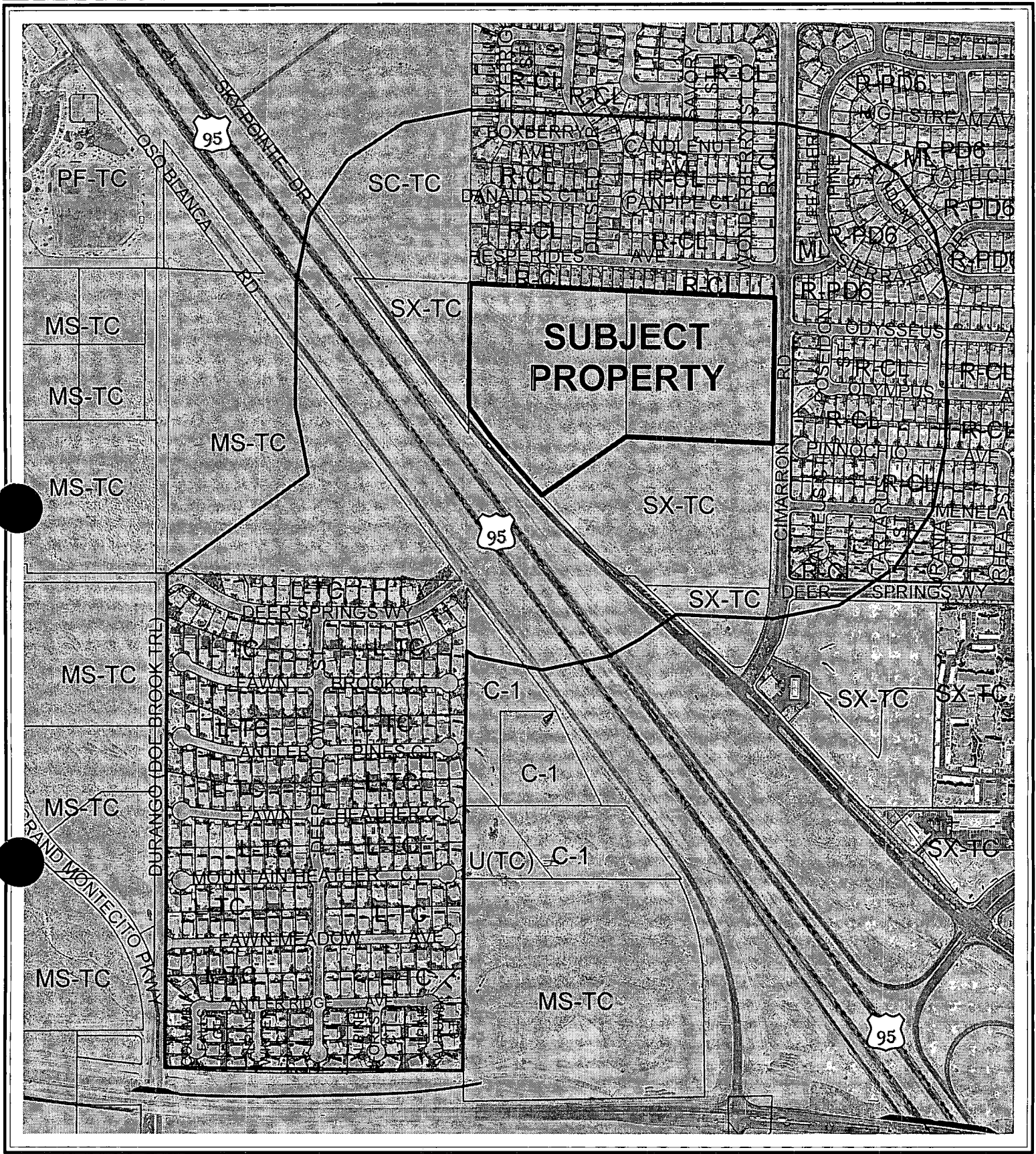
CASE: **SUP-4065**

RADIUS: 750 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 Feet





CASE: **SUP-4065**

RADIUS: 750 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2123), and Site Development Plan Review (SDR-4064) and all other subsequent site-related actions.
2. 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.
3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section E.G. of the Town Center Development Standards Manual.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. 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.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123, Site Development Plan Review SDR-4064 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit for a gated community with private streets within a proposed 316-unit condominium development adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road

B) Applicant's Justification

The applicant feels that the gating of the subdivision will enhance the privacy and security as well as control access to the open space.

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 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).
- 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 SX-TC (Suburban Mixed Use - 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 SX-TC (Suburban Mixed Use - Town Center).
- 04/22/04 The Planning Commission failed to obtain a supermajority vote which is tantamount to denial for a General Plan Amendment (GPA-4063) and recommended approval of a related Site Development Plan Review (SDR-4064) for a 316 unit condominium development.

04/22/04 The Planning Commission voted 4-1-1 to recommend APPROVAL (PC Agenda Item #30/ar)

Neighborhood Meetings

03/22/04 A neighborhood meeting sponsored by the applicant was held at the Silverstone Golf Club. The applicant introduced the project to the residents as a 310-unit condominium project, roughly 15 units per acre. The buildings will be 22' high, and 66' from the property line of adjoining residences to the north. The units will be for sale, and have attached garages. They also have a 20' trail along the northern boundary. Eighteen people attended and had the following questions/issues:

- Will the trail have lighting? Yes.
- Will the CC&Rs restrict investor's from purchasing blocks of units for rentals? Most likely. Pulte currently restricts sales to homeowners only in all of its active subdivisions.
- What is the price range? \$200 - \$250+
- What is the unit size? 1,250 to 1,500 sq ft
- What is the time frame? Approx. 18 months to begin building, then another 18 months to build out.
- What is the earliest hour construction can begin? 7:00 A.M by city ordinance
- Can you begin building the units along the northern border first, then work forwards? Probably.

There was no opposition voiced about the General Plan Amendment. However, the Trails element of the 2020 Master Plan requires a trail along the north prop line, which generated a lot of discussion at the neighborhood meeting. The builder intends to wall off its northern border of the trail, leaving a 20-foot alley between the two properties. The residents have concerns with crime in 20-foot wide trail between this development and the development to the north.

DETAILS OF APPLICATION REQUEST

Site Area: 20.63 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Single Family Dwellings
South	Undeveloped
East	Single Family Dwellings
West	U.S. 95

PLANNED LAND USE

Subject Property SX-TC (Suburban Mixed-Use)
North ML (Medium-Low Density Residential)
South SX-TC (Suburban Mixed-Use)
East ML (Medium-Low Density Residential)
West U.S. 95

EXISTING ZONING

Subject Property TC (Towncenter)
North R-CL (Single Family Compact Lot)
South TC (Towncenter)
East R-CL (Single Family Compact Lot)
West US 95

E) General Plan Compliance

The proposed development is with the Town Center area as defined by the Centennial Hills Sector Plan. The Town Center Development Standards manual provides policy direction for development within the Town Center area.

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

The subject site is located within the Town center Plan area. The Town Center area 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.

ANALYSIS

A) Zoning Code Compliance

The existing T-C (Town Center) zoning allows development of this property in accordance with the Town Center Development Standards manual. The development standards will be addressed as part of the related Site Development Plan Review (SDR-4064).

B) General Analysis and Discussion

- Zoning

The proposed gated community with private streets is permitted in Town Center with approval of a Special Use Permit by City Council.

- Use

Title 19.04.050 states the Planning Commission may deny the creation of any private street if, in the Commission's judgment, the private street would have any of the following effects:

- a. Negatively affect traffic circulation on public streets;
- b. Impair access to property either on-site or off-site to the subdivision;
- c. Impair access to or from public facilities including schools, parks and libraries; or
- d. Delay the response time of emergency vehicles.

The proposed private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

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 proposed condominium development could result in development that is compatible with surrounding uses in terms of the direct impact of its adjacency. On a larger scale, however, development of the site at a significantly lower intensity than the SX-TC (Suburban Mixed Use - Town Center) that is planned for this site 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.

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

The subject parcel is undeveloped and appears to have no major constraints to development.

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 will have a gated vehicular access at Sky Pointe Drive, a Town Center Loop (90-foot) Street, which will provide adequate access to the site. Internal circulation is to be provided by a network of private streets ranging 33 feet in width, which is adequate for the circulation and parking requirements that can be expected to be generated by this 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.”**

The proposed residential development will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

The Planning Commission believed that while within Town Center, the gated community was appropriate for this site.

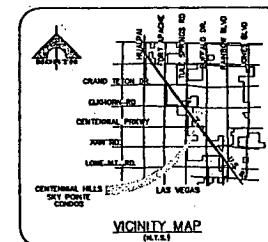
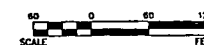
NOTICES MAILED 761 by City Clerk

APPROVALS 0

PROTESTS 4



Case Number: **SUP-4065** APN: 125-21-202-002 & 125-21-202-003



**CENTENNIAL HILLS
SKY POINTE CONDOS**

SITE APN: 12521202002
SITE APN: 12521202003

ZONING

CURRENT ZONING: SX-TC
REQUESTED ZONING: M-TC

DENSITY

TOTAL UNITS: 310
GROSS AREA: 20.73 AC. (902998 SQ. FT.)
SKY POINTE R.O.W.: 0.28 AC. (12196 SQ. FT.)
TOTAL AREA: 20.45 AC. (890857 SQ. FT.)
DENSITY (FROM TOTAL): 15.15 UNITS PER AC.
F.A.R. (TOTAL FLOOR AREA RATIO): 67%

OPEN AREA

TOTAL OPEN AREA REQUIRED: 5.11 AC.
TOTAL OPEN AREA PROVIDED: 7.06 AC.

PARKING

TOTAL SPACES REQUIRED:	577
TOTAL SPACES PROVIDED:	590
GARAGE SPACES:	466
OUTSIDE SPACES:	124

BUILDING SIZE

FOUR PLEX: 7598 SQ. FT.
SIX PLEX: 10486 SQ. FT.
EIGHT PLEX: 15198 SQ. FT.

LEGEND

ROADS/ PARKING

OPEN SPACE

BUILDING

FEBRUARY 26, 2004

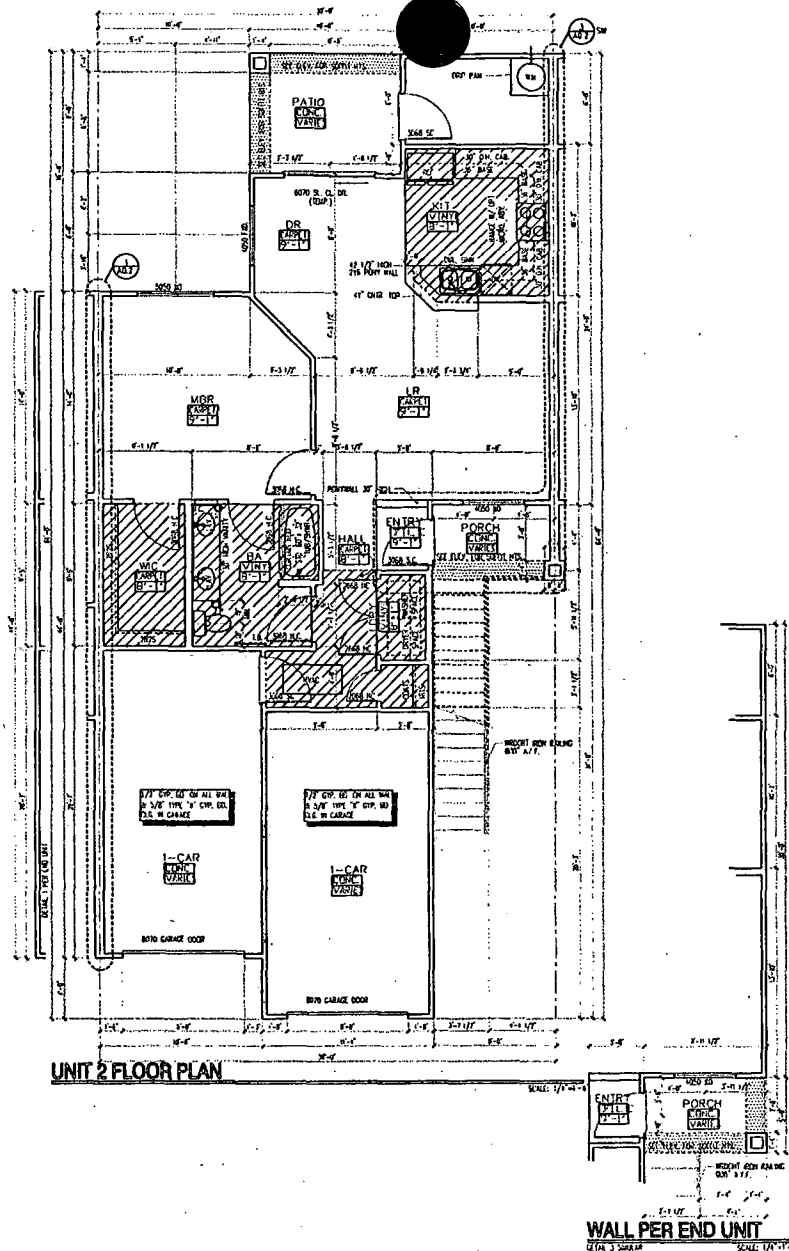
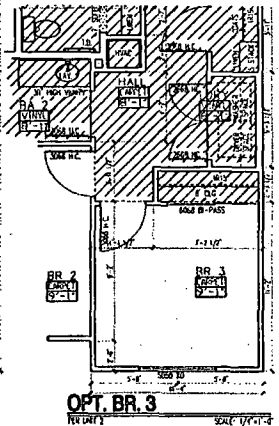
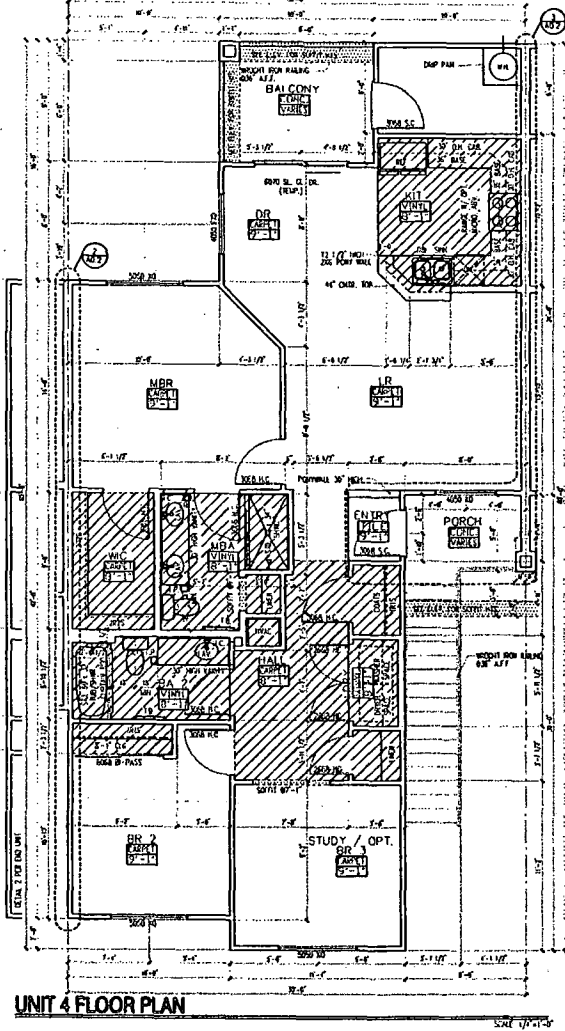
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

PULTE HOMES, INC.
CENTENNIAL HILLS - SKY PONTE CONDOMINIUMS
SITE PLAN EXHIBIT

DRAWING
C-1

1 OF 1 SH

SUP-4065
4-22-04 PC



GENERAL CONS. NOTES FLOOR PLAN

- LEGEND:
 - 2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
 - 2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
- EXTERIOR FINISH:
 - 1 COAT STUCCO SYSTEM OVER FORM ED. SFS. SPEC. ON SHT. A-03
- INTERIOR FINISH:
 - 1/2" GYPSUM BOARD U.N.G., TAPED, TEXTURED AND PAINTED. USE WATER RESISTANT CP. BD. AROUND SHOWER AND TUB AREA. USE 5/8" TYPE "X" FOR ALL WALLS MOORE DAMAGE.
- PLAN LEGEND:
 - PLANT SHED / SLOTTED SEE PLAN FOR HEIGHT
 - FURRED CEILING TYP. C.L.C. (U.N.G.)
 - RM NAME - ROOM NAME
 - CLC - FLOOR FINISHES
 - SLR - CEILING TYPE OR HEIGHT
- ALL CERAMIC & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" TYPE "X" CP. BD. (TAPED, TEXTURED AND PAINTED).
- 4" DIA. DRYER VENT THRU WALL OF ROOF SHALL NOT EXCEED 1' & (7) 90° ELBOWS. W/ DAMPER @ END.
- ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE 2003 IBC SECTION 505B WHETHER SPECIFICALLY IDENTIFIED OR NOT ON THE PLANS. ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION R308.4. (U.N.G.)
- ALL EXTERIOR WALLS AROUND UNPAVED FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND UNPAVED FLOOR SPACE SHALL RECEIVE R-19 BLOWN INSUL. (U.N.G.)
- ALL ROOF ATTIC SPACE OVER UNPAVED FLR. AREA SHALL RECEIVE R-30.41 BLOWN INSUL. (U.N.G.)
- REFRIGERATOR SHALL BE PRE-PLUMBED FOR ICE MAKER.
- CEILING AT COVERED ENTRY SHALL BE STUCCO OVER METAL LATH PER IBC 2003 SECTION R703.3 AND TABLE 703.1.
- ALL FOUNDATION AND SOLE PLATES ON SALLS AND SLEEPERS ON MASONRY OR CONCRETE SLABS IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD OR FOUNDATION GRADE REDWOOD.

LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134 (702) 256-7900

Pulte Homes

FLOOR PLAN
UNITS 2 AND 4

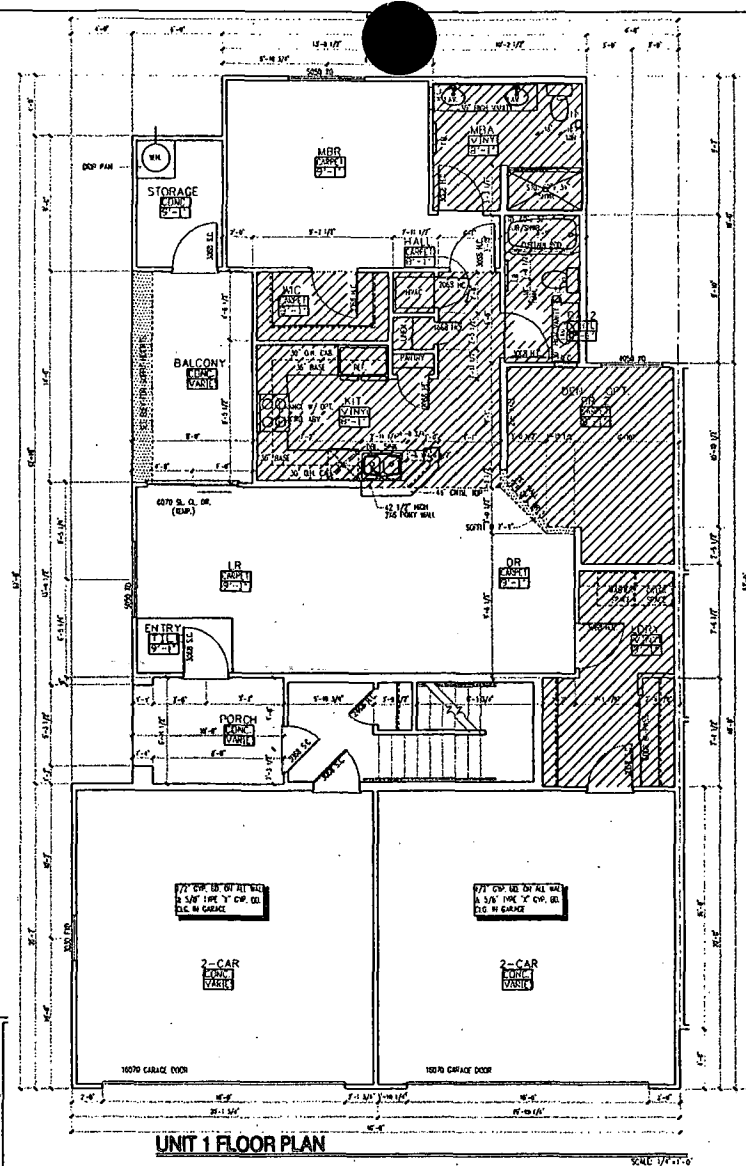
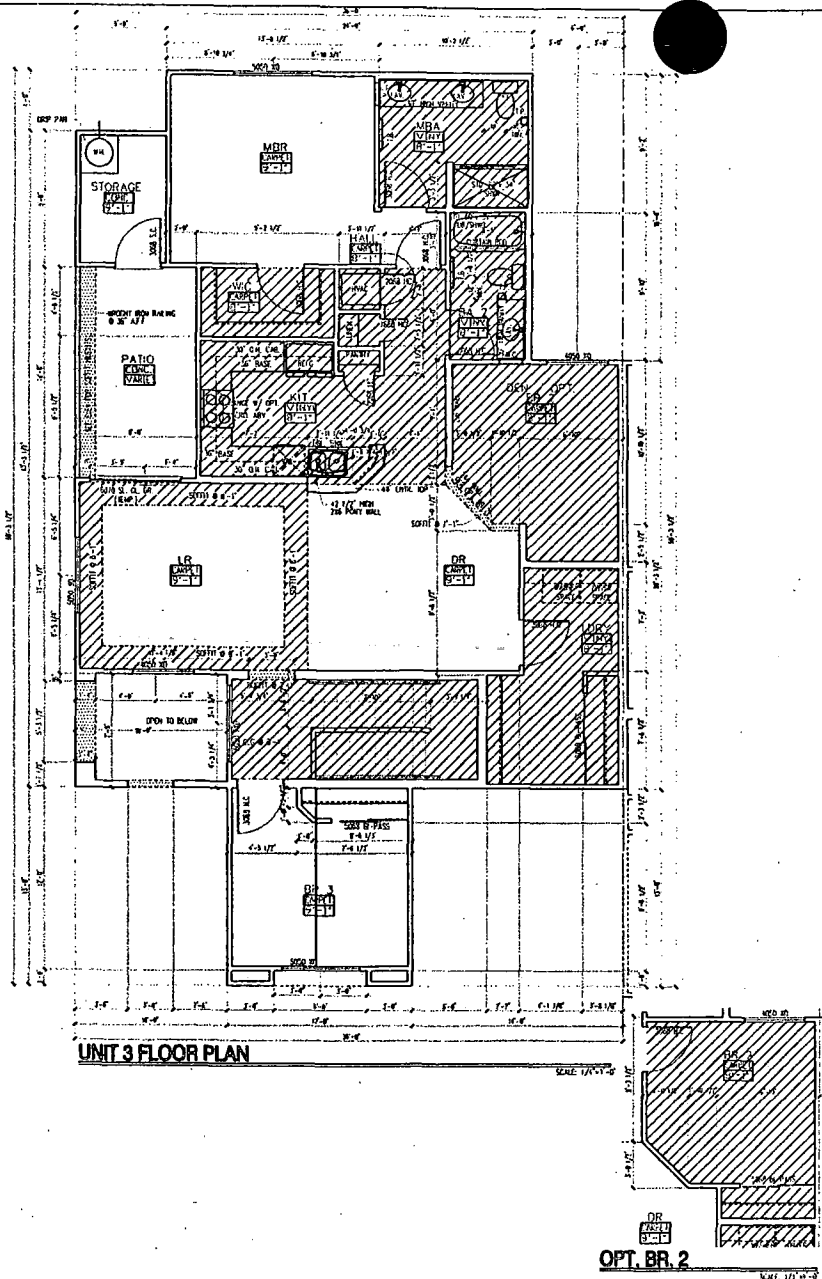
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SUP-4065
4-22-04 PC



GENERAL CONS. NOTES FLOOR PLAN

- LEGEND
 - 2x6 STUD WALL, SEE STRUCT. FOR SPECIFICATION
 - 2x4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
- EXTERIOR FINISH:
 - 1 COAT STUCCO SYSTEM OVER FOAM BD. SET CON. SPEC. ON SHE. A-60
 - INTERIOR FINISH:
 - 1/2" GYPSUM BOARD U.N.O., TAPED, TEXTURED AND PAINTED. USE WATER RESISTANT GYP. BD. AROUND SHOWER AND TUB AREA. USE 5/8" TYPE "X" FOR ALL WALLS INSIDE GARAGE.
- PLAN LEGEND
 - PLANT SHED / 200T11 SEE PLAN FOR HEIGHT
 - FURRED CEILING TYP. C.C. (U.N.O.)
 - RM. NAME - ROOM NAME
 - FLOOR FINISHES
 - CEILING TYPE OR HEIGHT
- ALL CEILINGS & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" TYPE "X" GYP. BD. (TAPED, TEXTURED AND PAINTED)
- ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE 2003 IRC, SECTION R302. WHERE SPECIFICALLY IDENTIFIED OR NOT ON THE PLAN. ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION R308.4.
- ALL EXTERIOR WALLS AROUND UNLIVABLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE R-19 BLOWN INSUL. (U.N.O.)
- ALL ROOF ATTIC SPACE OVER UNLIVABLE FLR. AREA SHALL RECEIVE R-20.4 BLOWN INSUL. (U.N.O.)
- REFRIGERATOR SHALL BE PRE-PLUMBED FOR DEMAND.
- CEILING AT COVERED ENTRY SHALL BE STUCCO OVER METAL LATH PER IRC 2003, SECTION R703.8 AND TABLE 702.1.
- ALL FOUNDATION AND SOLE PLATES ON SLITS AND SLEEPERS ON HAZARDOUS OR CONCRETE SLABS IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD OR FOUNDATION GRADE RETROFIT.

LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134 (702) 256-7900



**FLOOR PLAN
UNITS 1 AND 3**

DATE	1/18/04
CHK	1/18/04
APP	
DES	
INT	
STR	
MEP	
ENV	
SEC	
FIN	
OTR	

**CONDO
TERRASIN**

U 1&3

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**SUP-4065
4-22-04 PC**



SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4063 AND SUP-4065 - PUBLIC HEARING - **SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Site Development Plan Review FOR A 316 UNIT CONDOMINIUM DEVELOPMENT on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1-1 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 2 and Condition 3 to read:

2. *The portion of the fence above the retaining wall along the east property line and the entire fence along the north property line shall be constructed of pilaster and wrought iron.*
3. *A multi-use trail shall be provided along the north and east property lines. The trails along the east and north property lines shall be designed and constructed in compliance with the Trails Element of the 2020 Master Plan.*

- UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 146 [GPA-4063] for related discussion.

(3:32 – 3:49)

4-2247

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 148 – SDR-4064

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. The fence along the north property line shall be constructed of wrought iron.
3. A multi-use trail shall be provided along the east property line. The trails along the east and north property lines shall be designed and constructed in compliance with the Trails Element of the 2020 Master Plan.
4. Approval of Special Use Permit (SUP-4065) to permit a gated community with private streets on this site.
5. Provide centrally located pedestrian access to the trail along the north property line and the trail along the east property line.
6. The maximum building height shall conform to the Residential Adjacency Standards and shall not exceed 2 stories or 35 feet, whichever is less.
7. This Site Development Plan Review 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.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

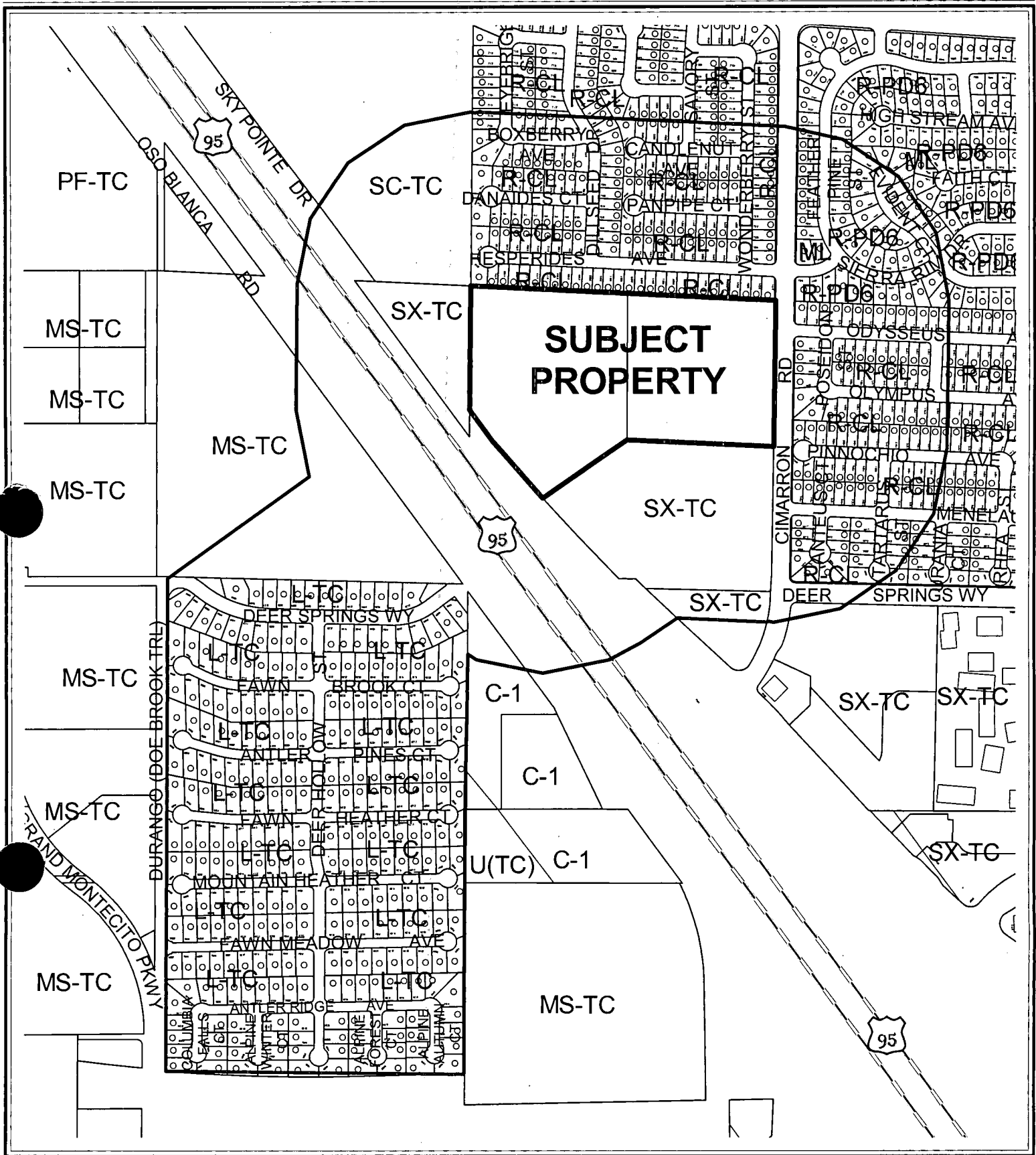
CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 148 – SDR-4064

CONDITIONS - Continued:

14. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.

Public Works

15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123 and all other subsequent site-related actions.



CASE: **SDR-4064**

RADIUS: 750 FT + SPECIAL

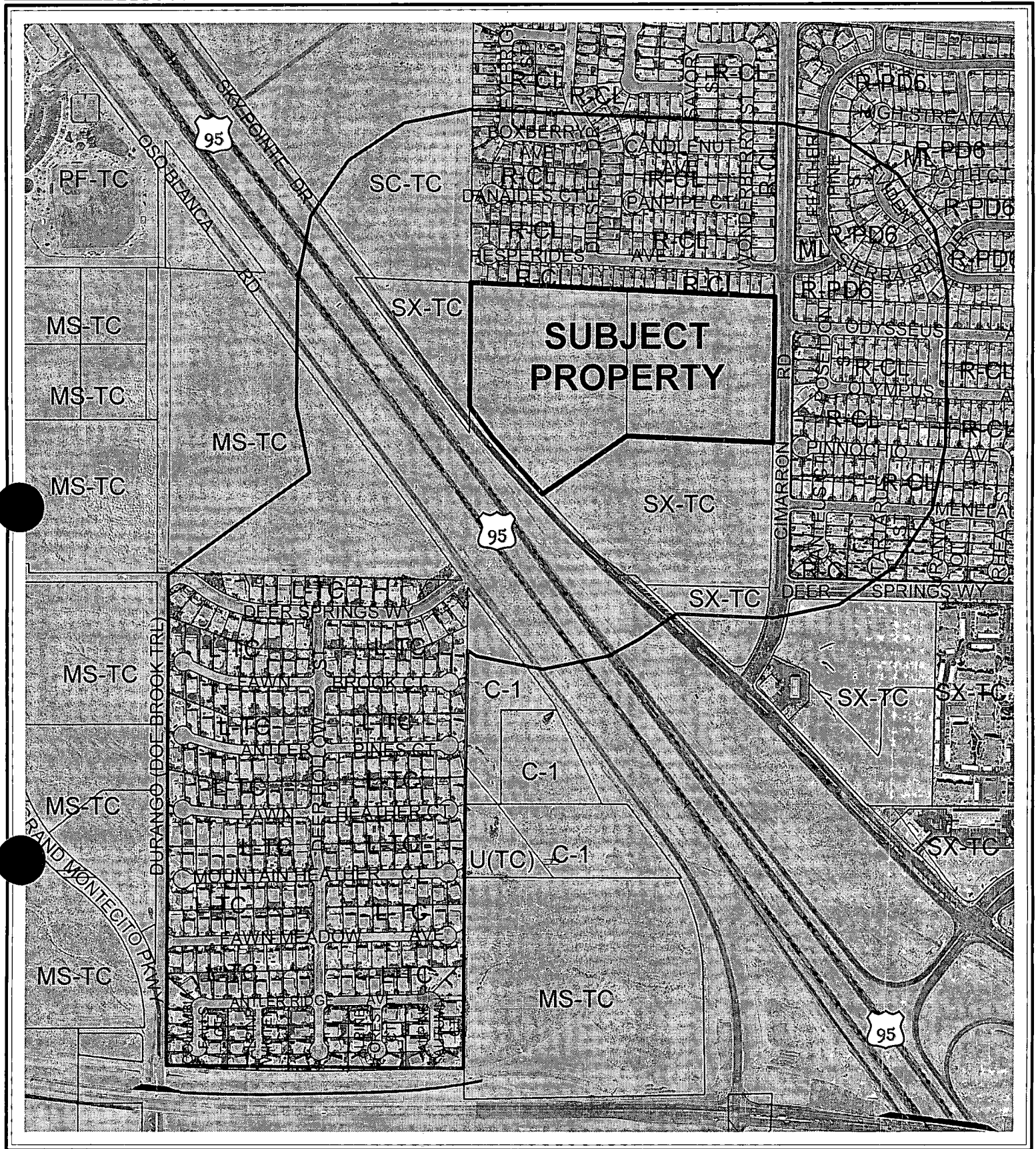
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 Feet



148





CASE: **SDR-4064**

RADIUS: 750 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

0 300 600 Feet



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER

**** CONDITIONS ****

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

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. The fence along the north property line shall be constructed of wrought iron.
3. A multi-use trail shall be provided along the east property line. The trails along the east and north property lines shall be designed and constructed in compliance with the Trails Element of the 2020 Master Plan.
4. Approval of Special Use Permit (SUP-4065) to permit a gated community with private streets on this site.
5. Provide centrally located pedestrian access to the trail along the north property line and the trail along the east property line.
6. The maximum building height shall conform to the Residential Adjacency Standards and shall not exceed 2 stories or 35 feet, whichever is less.
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8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
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**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 316-unit condominium development on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road. The applicant indicates this request is justified because the proposed condominiums are compatible with the residential uses to the north and east. A General Plan Amendment (GPA-4063) for a 316-unit condominium development and a Special Use Permit (SUP-4065) for a gated community with private streets have been submitted in conjunction with this application.

BACKGROUND INFORMATION

Neighborhood Meeting

03/22/04 A neighborhood meeting sponsored by the applicant was held at the Silverstone Golf Club. The applicant introduced the project to the residents as a 310-unit condominium project, roughly 15 units per acre. The buildings will be 22' high, and 66' from the property line of adjoining residences to the north. The units will be for sale, and have attached garages. They also have a 20' trail along the northern boundary. Eighteen people attended and had the following questions/issues:

- Will the trail have lighting? Yes.
- Will the CC&Rs restrict investor's from purchasing blocks of units for rentals? Most likely. Pulte currently restricts sales to homeowners only in all of its active subdivisions.
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- What is the earliest hour construction can begin? 7:00 A.M by city ordinance
- Can you begin building the units along the northern border first, then work forwards? Probably.

There was no opposition voiced about the General Plan Amendment. However, the Trails element of the 2020 Master Plan requires a trail along the north prop line, which generated a lot of discussion at the neighborhood meeting. The builder intends to wall off its northern border of the trail, leaving a 20-foot alley between the two properties. The residents have concerns with crime in 20-foot wide trail between this development and the development to the north.

04/22/04 The Planning Commission failed to obtain a supermajority vote which is tantamount to denial for a General Plan Amendment (GPA-4063) and recommended approval of a related Special Use Permit request (SUP-4065) for a gated community with private streets.

04/22/04 The Planning Commission voted 4-1-1 to recommend APPROVAL (PC Agenda Item #30/ar)

DETAILS OF APPLICATION REQUEST

Site Area: 20.63 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Single Family Dwellings
South Undeveloped
East Single Family Dwellings
West U.S. 95

PLANNED LAND USE

Subject Property SX-TC (Suburban Mixed-Use)
North ML (Medium-Low Density Residential)
South SX-TC (Suburban Mixed-Use)
East ML (Medium-Low Density Residential)
West U.S. 95

EXISTING ZONING

Subject Property TC (Towncenter)
North R-CL (Single Family Compact Lot)
South TC (Towncenter)
East R-CL (Single Family Compact Lot)
West US 95

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

The subject site is located within the Town center Plan area. The Town Center area 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.

PROJECT DESCRIPTION

The submitted site plan indicates the 310-unit condominium development is proposed to be located on the west side of Cimarron Road, approximately 612 feet north of Deer Springs Way. Access to the site is to be provided by a gated driveway to Sky Pointe Drive. An emergency gate accesses Cimarron Road. A twenty-foot wide trail is shown along the north property line. A total of 7.06 acres of open space is shown. Parking is provided by 466 garage spaces and 124 outdoor spaces. Twenty-four inch box trees are shown along all property lines at a typical spacing of 20 feet on center. Common area amenities include a swimming pool and a volleyball court. The elevations depict stucco exteriors with concrete tile roofs. A stone veneer accent is shown along the base of the buildings.

ANALYSIS

A1) Residential Adjacency Standards

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

- a) Proximity slope. The applicant has provided a drawing which indicates this project will comply with the proximity slope requirement.
- b) Building setback. The nearest building is shown at 65.6 feet from the north property line and meets the required setback from residential property.

A2) Parking and Traffic Standards

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

Uses	Quantity	Ratio	Required		Provided	
			Parking		Parking	
			Regular		Regular	Handicap
1 bedroom units	158	1.25 spaces per unit	198			
2 bedroom units	152	1.75 spaces per unit	266			
Guest spaces		1 space per 6 units	52			
TOTAL			516		590	

The proposed development exceeds the parking requirement.

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	1Tree/ 6 Spaces	33 Trees	34 Trees
Buffer:			
• Min. Trees	1Tree/ 20 Linear Feet (4030 total linear feet)	202 Trees	203 Trees
• Min. Zone Width	20 Feet		20 Feet
• Wall height	6 Feet		6 Feet

The proposed development meets the landscaping requirement.

- Town Center Development Standards

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

Total Acreage	Density	Required			Provided	
			Percent	Area	Percent	Area
20.73acres	15.15 du/ac		12 %	2.49 ac	34 %	7.06 acres

The proposed development meets the open space requirement.

B) General Analysis and Discussion

- Zoning

This development will be consistent with the T-C (Town Center) zoning designation, if the related rezoning is approved.

- Site Plan

The Trails element of the 2020 Master Plan indicates that two Multi-Use trails are to be provided adjacent to this site, one along the north property line and one along the east property line, adjacent to Cimarron Road. The submitted site plan depicts the trail along the north property line, but does not show a trail along the east property line. Staff has added a condition requiring the construction of this trail.

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 proposed condominium development could result in development that is compatible with surrounding uses in terms of the direct impact of its adjacency. On a larger scale, however, development of the site at a significantly lower intensity than the SX-TC (Suburban Mixed Use - Town Center) that is planned for this site 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.

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 residential development will be consistent with the General Plan and Title 19. The proposed residential development will be consistent with applicable plans, policies and the Town Center development standards, with implementation of the conditions of approval.

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

The subject site will have a gated vehicular access at Sky Pointe Drive, a Town Center Loop (90-foot) Street, which will provide adequate access to the site. Internal circulation is to be provided by a network of private streets ranging 33 feet in width, which is adequate for the circulation and parking requirements that can be expected to be generated by this development.

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

The project as proposed is not unsightly or aesthetically unpleasing; taken in the context of many other locations in the city, it would represent an attractive development. This project is not, however, what has been planned for this portion of the Town Center area through the approved Town Center Development Standards Manual, and if developed, would not be compatible and harmonious with development that would comply with the approved policies for this 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 residential development uses only two-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 may create a crowded urban environment that is aesthetically unpleasing, and which may not be compatible with the other residential uses in the area.

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

The proposed residential development will be subject to regular City and County inspections and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 627 by Planning Department

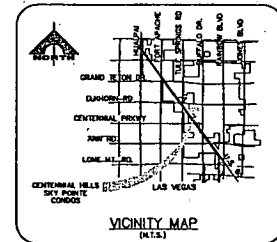
APPROVALS 0

PROTESTS 4





SCALE 1"=60'
60 0 60 120
FEET



CENTENNIAL HILLS SKY POINTE CONDOS

SITE APN: 12521202002
SITE APN: 12521202003

ZONING

CURRENT ZONING: SX-TG
REQUESTED ZONING: M-TG

DENSITY

TOTAL UNITS: 310
GROSS AREA: 20.73 AC. (902998 SQ. FT.)
SKY POINTE R.O.W.: 0.28 AC. (12196 SQ. FT.)
TOTAL AREA: 20.45 AC. (890857 SQ. FT.)
DENSITY (FROM TOTAL): 15.15 UNITS PER AC.
F.A.R. (TOTAL FLOOR AREA RATIO): 67%

OPEN AREA

TOTAL OPEN AREA REQUIRED: 5.11 AC.
TOTAL OPEN AREA PROVIDED: 7.06 AC.

PARKING

TOTAL SPACES REQUIRED: 677
TOTAL SPACES PROVIDED: 590
GARAGE SPACES: 466
OUTSIDE SPACES: 124

BUILDING SIZE

FOUR PLEX: 7598 SQ. FT.
SIX PLEX: 10488 SQ. FT.
EIGHT PLEX: 15198 SQ. FT.

LEGEND

ROADS/ PARKING
OPEN SPACE
BUILDING

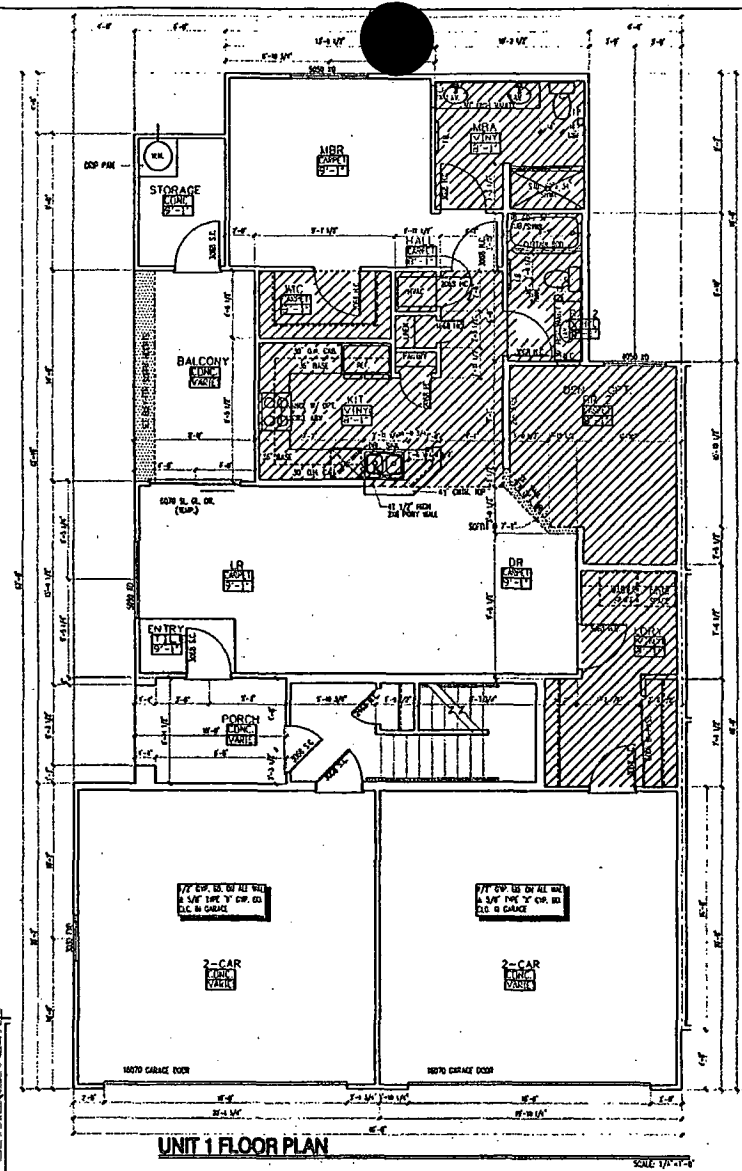
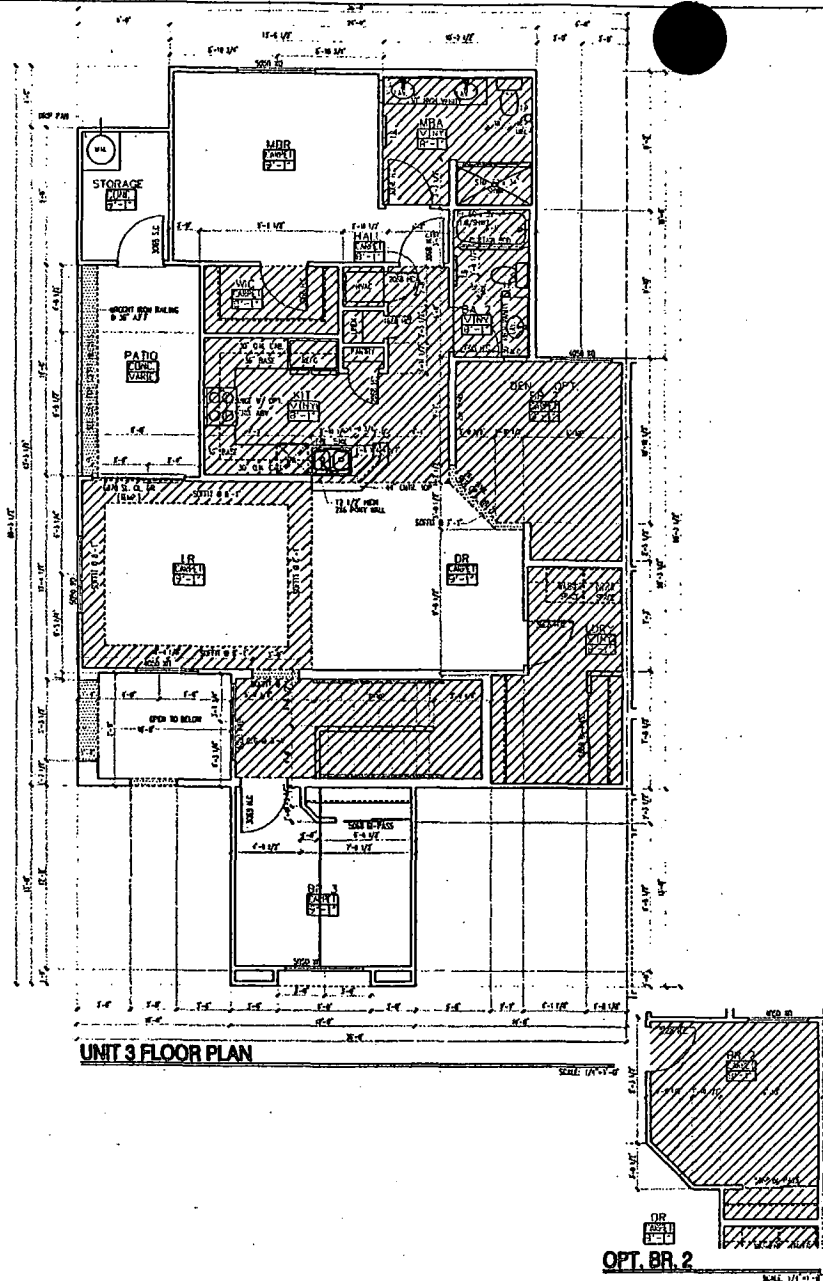
FEBRUARY 26, 2004

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1100 SOUTH MAIN STREET, SUITE 200
LAS VEGAS, NEVADA 89102
TEL: 702-735-0000 FAX: 702-735-0001
WWW.GCWALLACE.COM

PULTE HOMES, INC.
CENTENNIAL HILLS - SKY POINTE CONDOMINIUMS
SITE PLAN EXHIBIT

DRAWING
C-1
1 OF 1 SHEETS

SDR-4064
4-22-04 PC



GENERAL CONS. NOTES FLOOR PLAN

- LEGEND**
WALL SYSTEM:
2-4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
2-4 STUD WALL, SEE STRUCT. FOR SPECIFICATION
- EXTERIOR FINISH:**
1. COAT STUCCO SYSTEM OVER FORM. SEE GEN. SPEC. ON SHE. A-100
INTERIOR FINISH:
1/2" GYP. BOARD U.G.D., TAPE, JOINTED AND PAINTED. USE WATER RESISTANT GYP. BD. AROUND SINKS AND TUB AREA. USE 5/8" TYPE "X" FOR ALL WALLS INSIDE GARAGE.
- PLAN LEGEND**
PLANK SHEET / SLOTTED SEE PLAN FOR HEIGHT
PAINTED CEILING TYP. C.O. (U.N.D.)
RM NAME - ROOM NAME
FLOOR FINISHES
CEILING TYPE OR HEIGHT
- ALL CEILINGS & WALLS OF GARAGE SHALL BE ONE LAYER 5/8" TYPE "X" GYP. BD. (PAINT, REPAIRS AND PAINTED).
- 4" GAL. DRIVER NENT THRU WALL OR ROOF SHALL NOT EXCEED 14" & (2) 30" ELBOWS. W/ DAMPER & END.
- ALL DOOR AND WINDOW CLADDING SHALL MEET THE REQUIREMENTS OF THE 2003 IBC, SECTION R602. WHETHER SPECIFICALLY IDENTIFIED OR NOT ON THE PLANS, ALL GLAZING IN HAZARDOUS AREAS SHALL BE PER SECTION R602.4.
- ALL EXTERIOR WALLS AROUND LIVABLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE R-10 BLOWN INSUL. (U.N.D.)
- ALL ROOF ATIC SPACE OVER LIVABLE FLOOR AREA SHALL RECEIVE R-20+ BLOWN INSUL. (U.N.D.)
- REFRIGERATOR SHALL BE PRE-PLANNED FOR REFRIGERATOR.
- CEILING AT COVERED ENTRY SHALL BE STAINED OVER METAL LATH PER IRC 2003, SECTION R703.8 AND TABLE T02.1.
- ALL FOUNDATION AND SOLE PLATES OF WALLS AND COLUMNS ON MAJORITY OF CONCRETE SLABS IN DIRECT CONTACT WITH LATH SHALL BE TREATED WOOD ON FOUNDATION GRADE BELOW.

LAS VEGAS DIVISION
1035 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89154 (702) 366-7600

Pulte Homes

FLOOR PLAN
UNITS 1 AND 3

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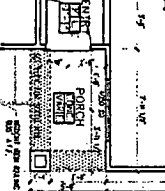
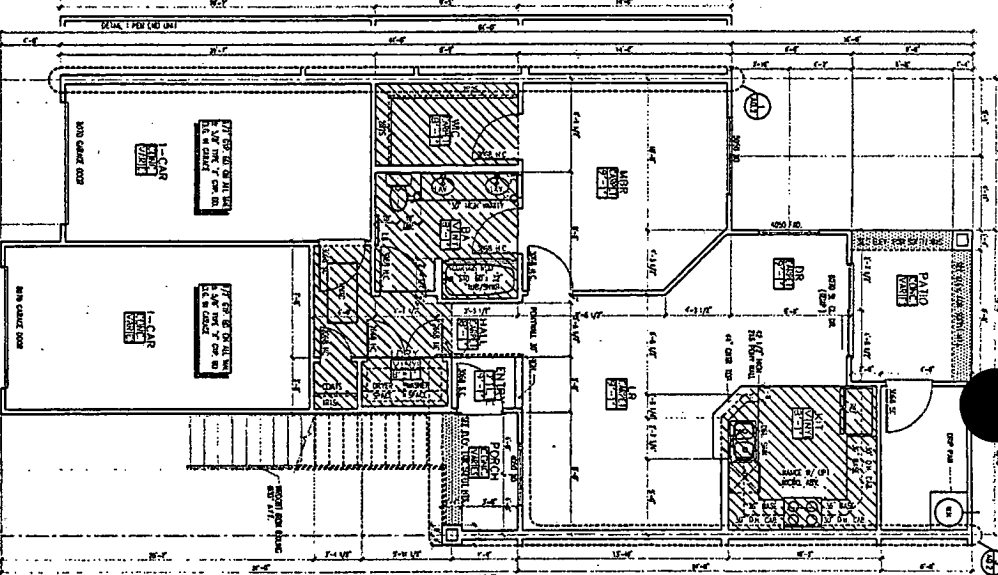
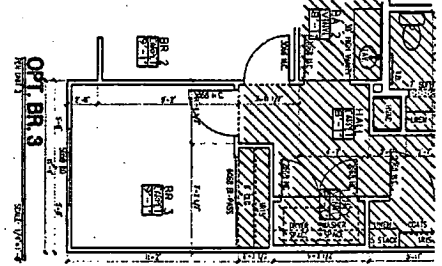
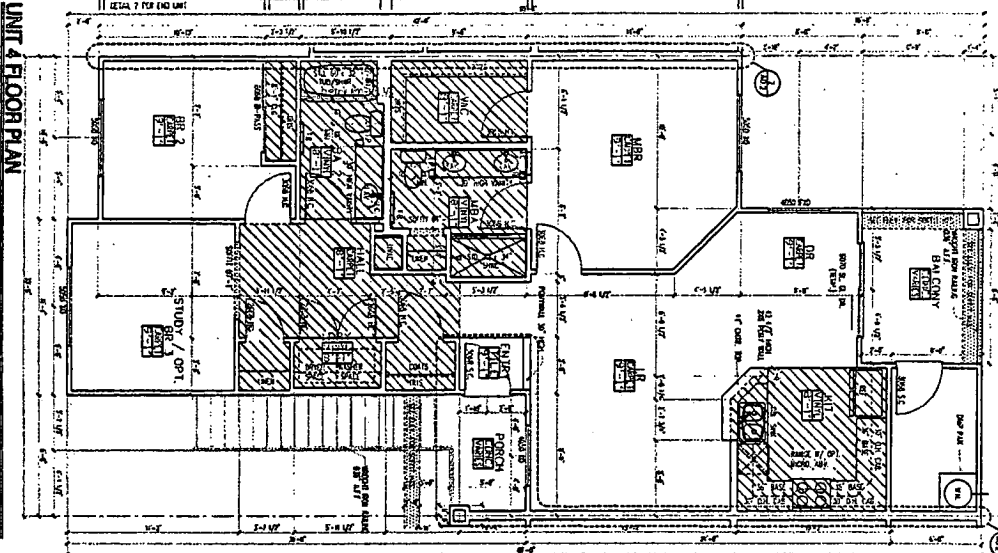
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SDR-4064
4-22-04 PC

GENERAL CONS. NOTES FLOOR PLAN

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FLOOR PLAN
UNITS 2 AND 4



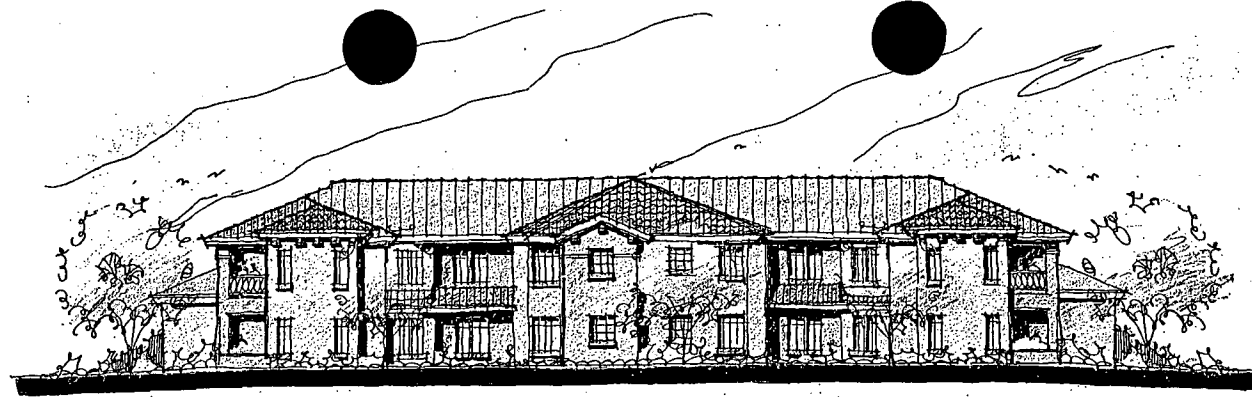
LAS VEGAS DIVISION
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134 (702) 256-7900

CONDO
TERRASIN

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SDR-4064
4-22-04 PC



GARDEN ELEVATION



ENTRY ELEVATION



SIDE ELEVATION

SDR-4064
4-22-04 PC



SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER
EAST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 1,100 FEET NORTH OF CIMARRON
APRIL 22, 2004 PLANNING COMMISSION

3/31/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4078 -
APPLICANT/OWNER: QUALITY HOMES - Request to amend the Centennial Hills
Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL
DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of
Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack). The
Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

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 to table by Andras F. Babero of Item 149 [GPA-4078] and Item 150 [ZON-4080] filed under Item 149 [GPA-4078]

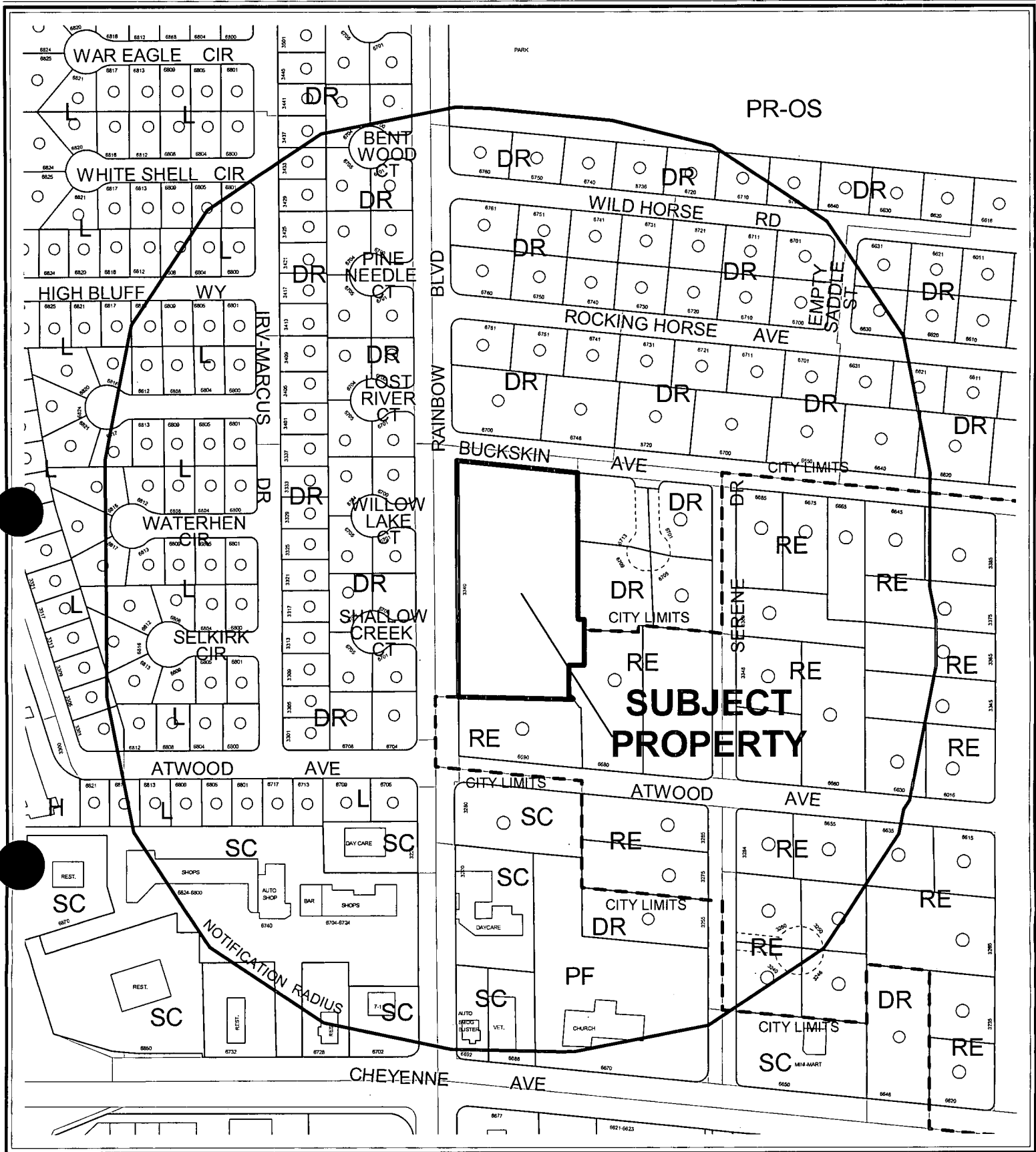
MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 124 [ZON-3708], to TABLE Item 149 [GPA-4078] and Item 150 [ZON-4080] and to HOLD IN ABEYANCE Item 114 [VAR-3902] and Item 118 [SUP-3394] to 6/2/2004 and Item 115 [RQR-3930], Item 116 [ROC-4121] and Item 119 [SUP-3972] to 7/7/2004 – UNANIMOUS with Ward 2 seat vacant

MINUTES:

There was no discussion.

(1:34 – 1:38)



CASE: **GPA-4078**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

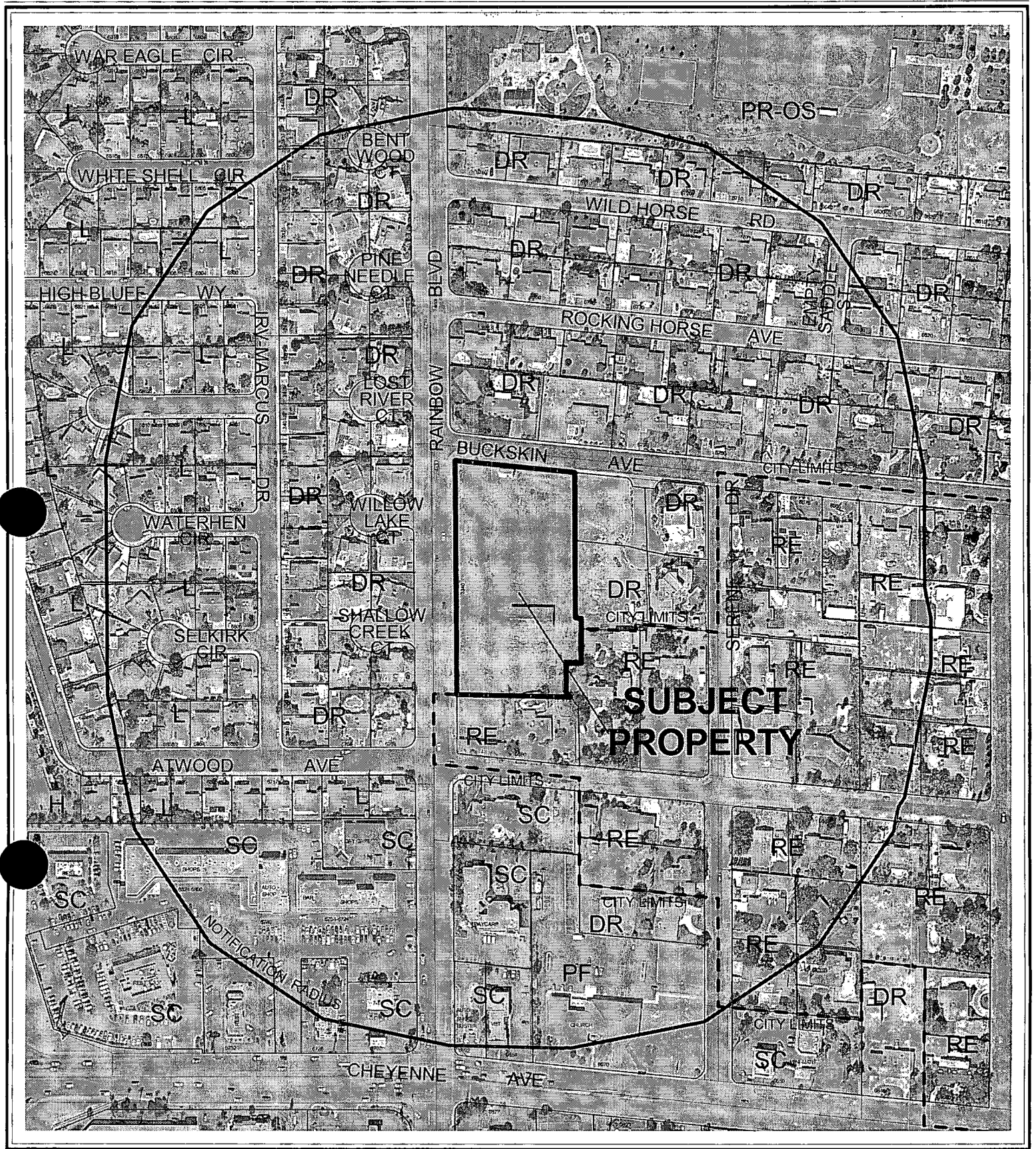
O (OFFICE)

0 200 400 Feet



149





CASE: **GPA-4078**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4078 – APPLICANT/OWNER: QUALITY HOMES

**** 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 southeast corner of Buckskin Avenue and Rainbow Boulevard from DR (Desert Rural) to O (Office). A companion rezoning application (ZON-4080) was filed with this proposed amendment.

The applicant has indicated that, in his view, the site is unsuitable for residential development due to the amount of frontage the parcel has on Rainbow Boulevard. The applicant also has cited changes in zoning for similar properties in the area, and has stated that the owner cannot realize the full economic value of the property without this land use change.

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 Density Residential) Residential land uses (if residential) 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. |
| 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. |
| 05/01/02 | The City Council denied a request (GPA-0048-01) to amend the Centennial Hills Interlocal Land Use Plan from DR (Desert Rural) to O (Office) at this location. The Planning Commission and Staff recommended denial. |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of 2.49 dwelling units per acre). |
| 04/22/04 | The Planning Commission recommended denial of a related Rezoning request (ZON-4080) from R-E (Residence Estates) to O (Office). |
| 04/22/04 | The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item# 33/ar) |

DETAILS OF APPLICATION REQUEST

Site Area: 2.86 Acres

EXISTING LAND USE

Subject Property Single Family Residential
North Single Family Residential
South Single Family Residential
East Undeveloped and Single Family Residential
West Single Family Residential

PLANNED LAND USE

Subject Property DR (Desert Rural)
North DR (Desert Rural)
South Clark County/ DR (Desert Rural)
East Clark County/ DR (Desert Rural)
West DR (Desert Rural)

EXISTING ZONING

Subject Property R-E (Residence Estates)
North U (Undeveloped) [DR (Desert Rural) General Plan Designation]
South Clark County
East Clark County
West R-PD3 (Residential Planned Development – 3 Units Per Acre)

<i>SPECIAL DISTRICTS/ZONES</i>	<i>Yes</i>	<i>No</i>
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

DEFINITIONS

DR (Desert Rural Density Residential) (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

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.

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD

The site is within an area identified as a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the conditions under which lands are identified as Rural Preservation Neighborhoods. Within these Rural Preservation Neighborhoods, residential development density is limited to two dwelling units per acre. Land is disqualified from status as a Rural Preservation Neighborhood if it is closer than 330 feet to a road greater than 99 feet in width. In the case of this application, the parcel is one of a group parcels that is designated as a RPN parcel. With this designation the greatest intensity allowed for this parcel will be a residential development with a density of no more than two dwelling units per acre.

ANALYSIS

The west property line of the subject parcel is along Rainbow Boulevard, an 80-foot Secondary Collector on the Master Plan of Streets and Highways. The site is surrounded on all four sides with existing residential. The density of development around the site is what is expected for DR (Desert Rural Residential Density) with large homes on large lots.

The proposed Office is totally inconsistent with the neighborhood. On May 1, 2002, the City Council denied a request to change the land use of the site from DR (Desert Rural Residential Density) to O (Office) because of the inappropriateness of the request. The conditions of the neighborhood have not changed so this request is also not appropriate.

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 site is completely surrounded by lands designated in the City's Centennial Hills Sector Plan as Desert Rural land uses. This site and the surrounding area to the east meet the criteria, established in Nevada State law, of a Rural Preservation Neighborhood. As such, an application for office uses is not compatible with the very low-density rural residential uses that are protected by State law at their current densities. Uses in such Rural Preservation Neighborhoods are limited to residential uses at densities of two units per acre or less.

There are lands to the south of the subject site, around the Rainbow Boulevard/Cheyenne Avenue intersection, that are designated for Service Commercial land uses, but these lands are not contiguous to the subject site, and are separated from the subject site by lands within Clark County. As a result, City approval of Office uses on the subject site would represent a commercial designation that would be inappropriate in the context of surrounding long-term, low-density rural land uses and result in "spot zoning".

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.

The proposed Office land use designation would allow the O (Office) and the P-R (Professional Offices and Parking) zoning districts. These zoning districts would not be compatible with the existing zoning districts in place in the neighborhood surrounding the subject site, which are the U (Undeveloped), R-E (Residence Estates) and R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning districts. In terms of existing land uses, the zoning districts that would be allowed under an O (Office) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site. There are vacant sites adjacent to the subject site that are designated and zoned for rural estate residential development.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

The traffic capacity of Rainbow Boulevard and Buckskin Avenue though may be exceeded because of the increase in traffic that will be due to the addition of a commercial use at the intersection of the two streets.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The subject site is located within the City's Centennial Hills Sector Plan area. This Plan proposes a Town Center concept, wherein all commercial and office uses in the Plan area must be located within the Town Center portion of the Plan. Section 1.2.1 of the Centennial Hills Sector Plan states that the intent of the Town Center concept is to prevent the sprawl of commercial and office projects into developing residential neighborhoods that exist in the Centennial Sector Plan area by centrally locating the Town Center around the Beltway/Highway 95 interchange. Commercial and employment opportunities are available without intruding into northwest residential neighborhoods.

Given the fact that the subject site is located outside the Town Center area, this application for office land uses does not comply with the policies of the Centennial Hills Sector Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/23/04 Seven people attended the meeting. The topics of discussion were neighborhood construction, dust control, limited access to Rainbow Boulevard, lighting and two story buildings.

PLANNING COMMISSION ACTION

There were seven speakers in opposition and two in favor of this application at the Planning Commission hearing.

NOTICES MAILED: 179 by Planning Department

APPROVALS: 3

PROTESTS: 6



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-4078** APN: 138-11-401-001

Name of Property Owner: Quality Homes

Name of Applicant: Quality 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: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: [Signature]

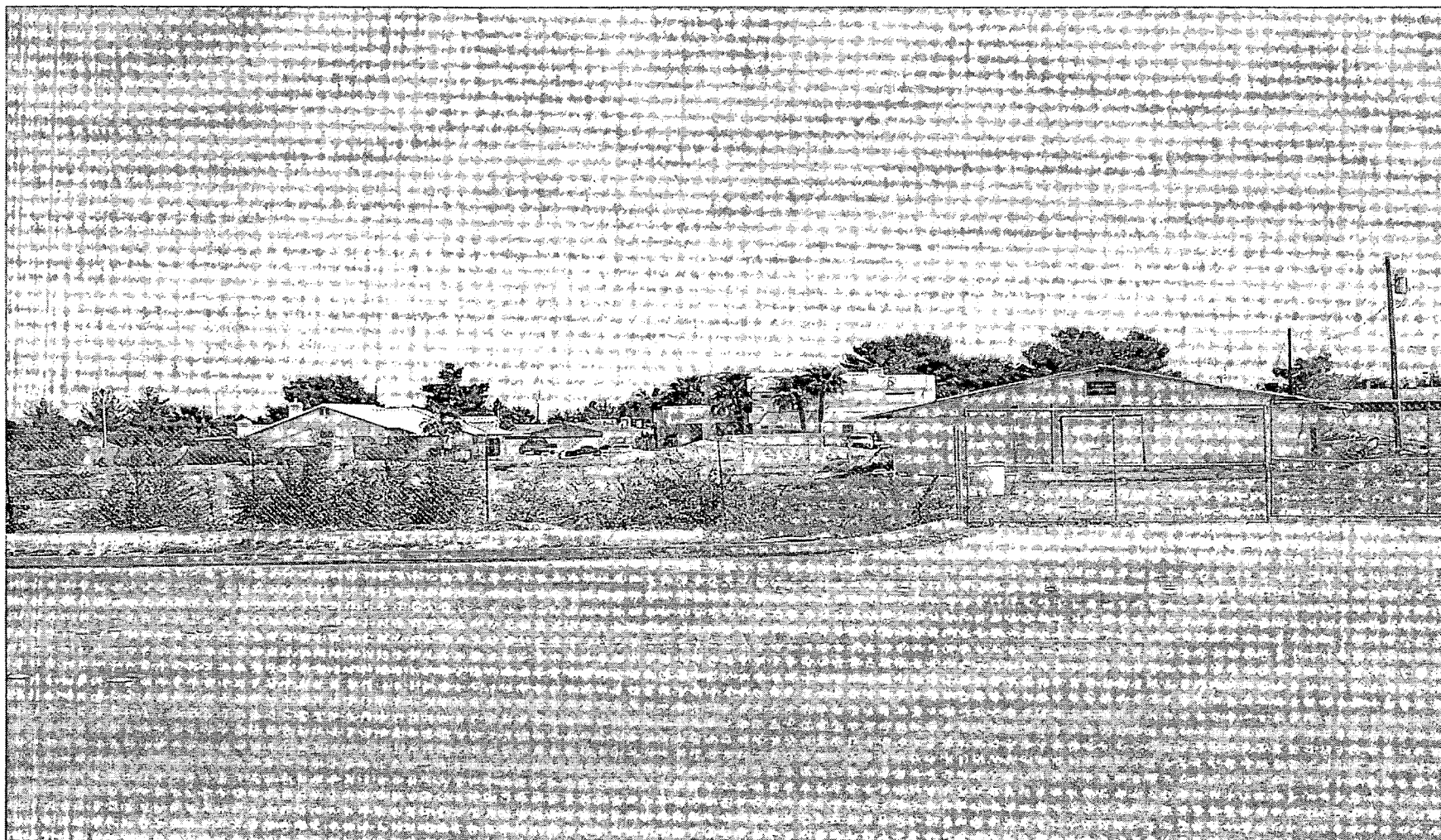
Print Name: ANDRAS F. BABERO

Subscribed and sworn before me

This 13th day of February, 2004

Linda Moore
Notary Public in and for said County and State





GPA-4078 - APPLICANT/OWNER: QUALITY HOMES
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND BUCKSKIN AVENUE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

May 14, 2004

2004 MAY 14 P 4:49

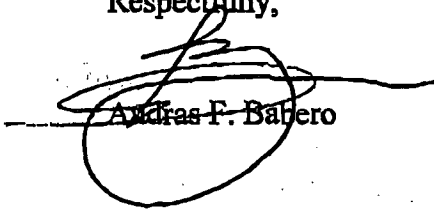
RECEIVED
CITY CLERK

Re: GPA-4078 and ZON-4080

Dear Ms. Ronemus:

Please be advised that the Applicant request that the above-named items be taken of the city Council's May 14, 2004, agenda. I further request these items be tabled until a future date to be determined.

Respectfully,


Andras F. Bahero

7550 West Alexander Road, Las Vegas, Nevada 89129

Submitted after final agenda

Date 5/14/04 Item #149
4#150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-4078 - PUBLIC HEARING - ZON-4080 -
APPLICANT/OWNER: QUALITY HOMES - Request for a Rezoning FROM: R-E
(RESIDENCE ESTATES) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of
Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack). The
Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL. If Approved, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Withdrawal request by Andras F. Babero on behalf of the applicant
5. Submitted after final agenda – Request to table by Andras F. Babero of Item 149 [GPA-4078] and Item 150 [ZON-4080] filed under Item 149 [GPA-4078]
6. Submitted after final agenda – additional request to table by Andras F. Babero

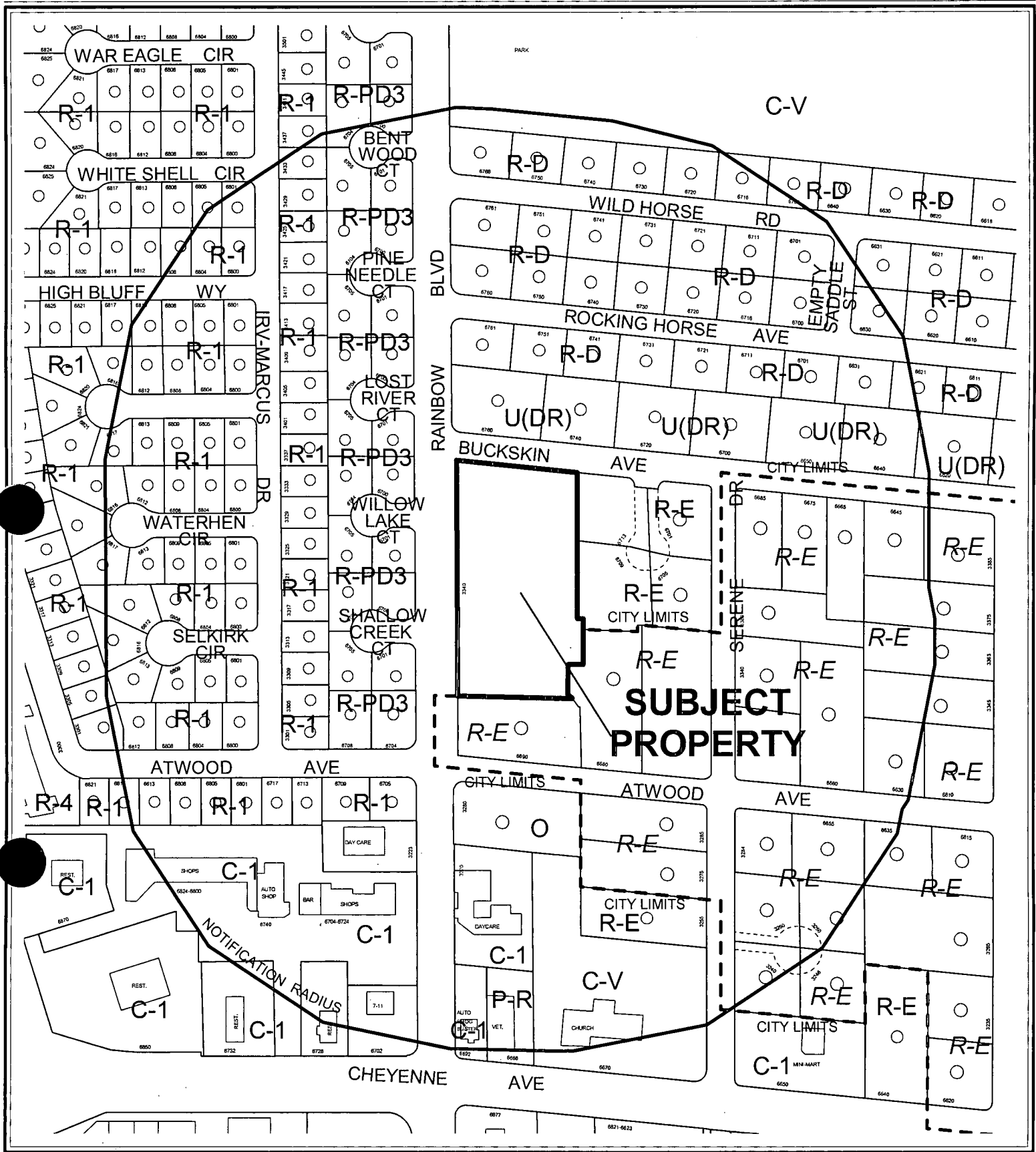
MOTION:

REESE – Motion to Accept the **WITHDRAWAL** Without Prejudice of Item 124 [ZON-3708], to **TABLE** Item 149 [GPA-4078] and Item 150 [ZON-4080] and to **HOLD IN ABEYANCE** Item 114 [VAR-3902] and Item 118 [SUP-3394] to 6/2/2004 and Item 115 [RQR-3930], Item 116 [ROC-4121] and Item 119 [SUP-3972] to 7/7/2004 – **UNANIMOUS** with Ward 2 seat vacant

MINUTES:

There was no discussion.

(1:34 – 1:38)



CASE: ZON-4080

RADIUS: 750 FT

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

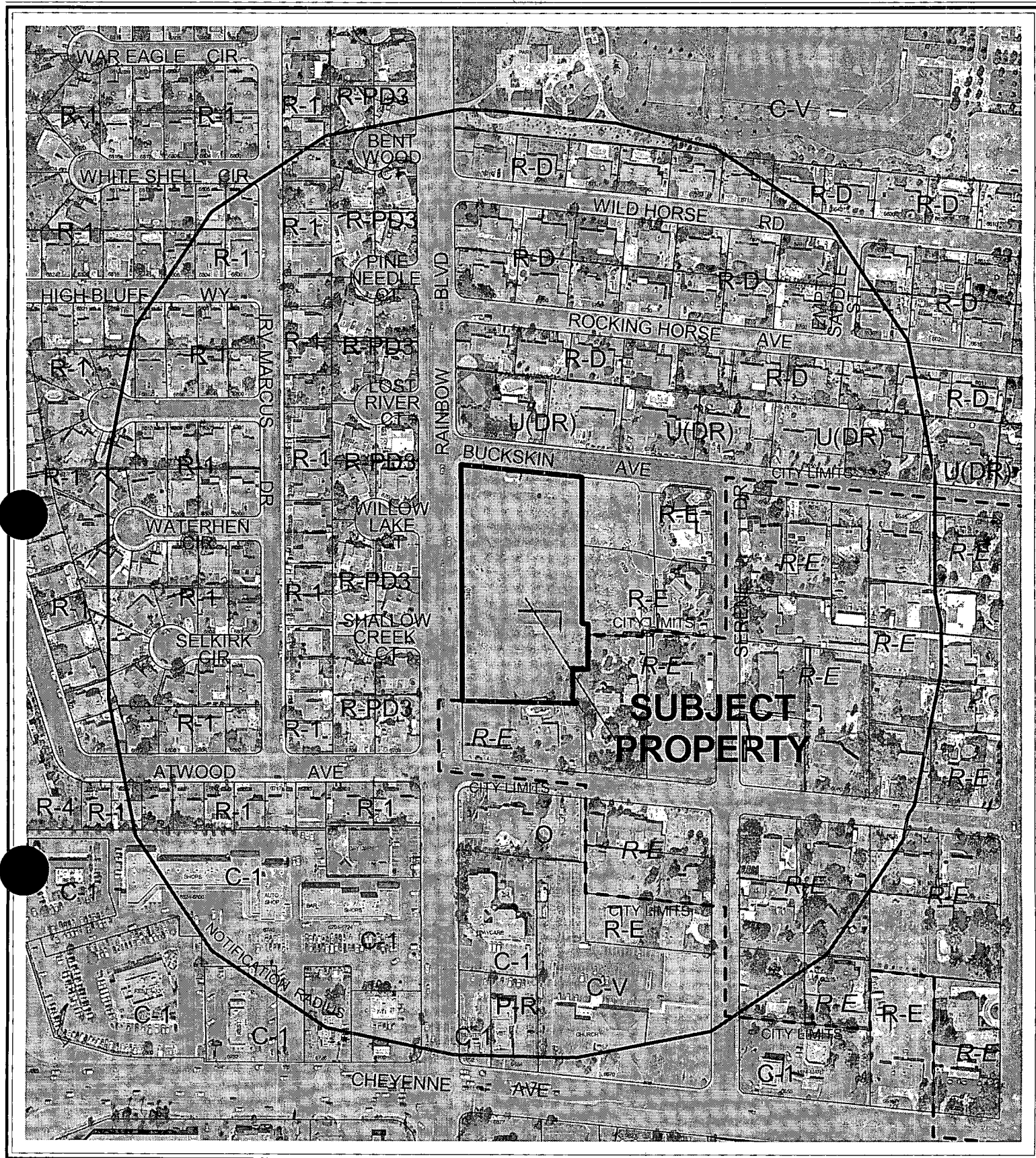
PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 200 400 Feet



150





CASE: ZON-4080

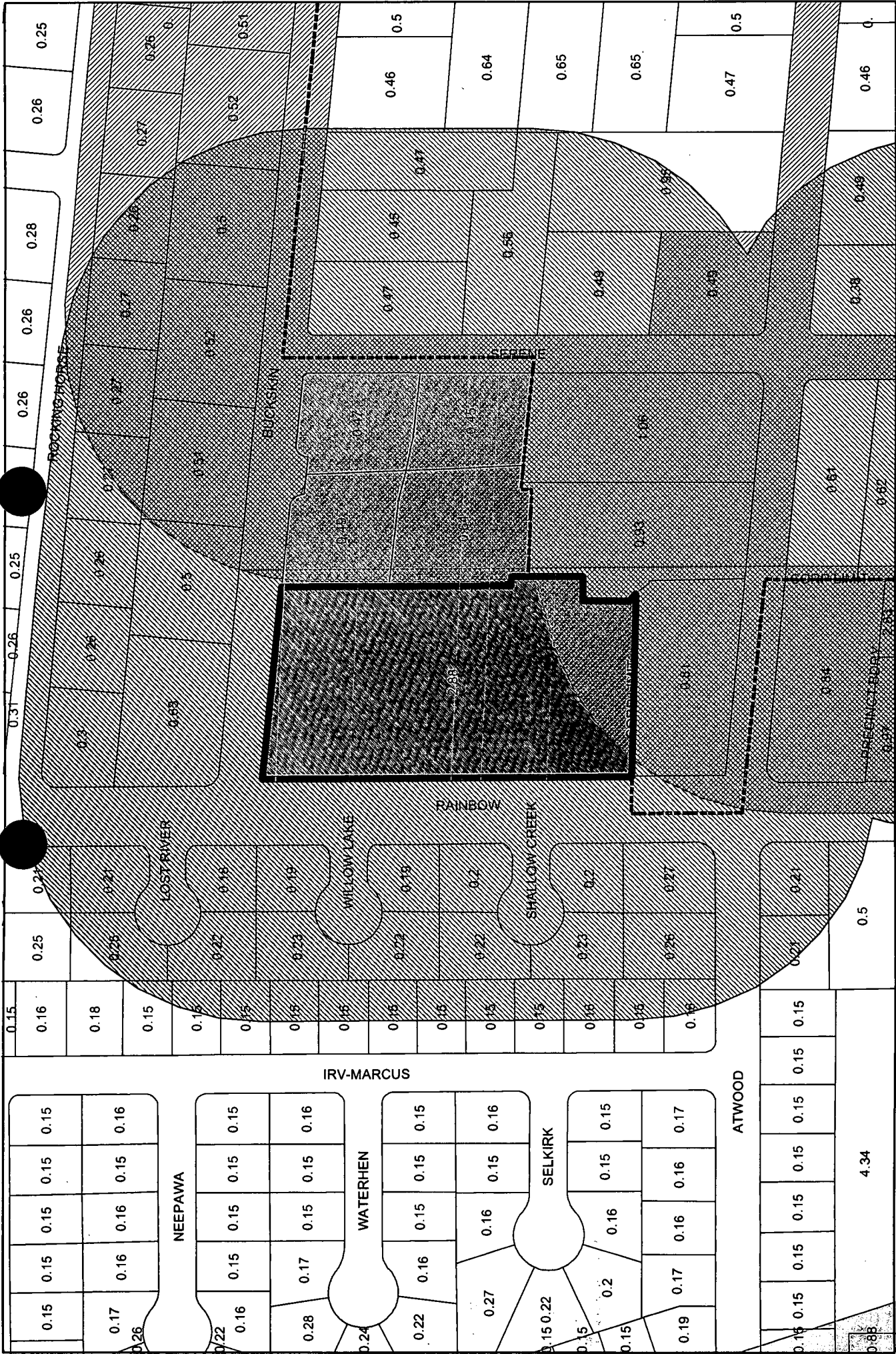
RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

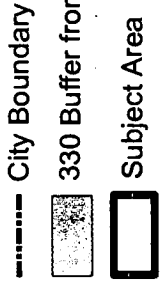
0 200 400 Feet





Case: ZON-4080

Rural Preservation Site Map



0.48 Parcel Size in Net Acres
2.88 Total Subject Area



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4080 – APPLICANT/OWNER: QUALITY HOMES

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-4078) 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 Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate a 25-foot radius on the southeast corner of Buckskin Avenue and Rainbow Boulevard prior to the issuance of any permits.
5. Construct all incomplete half-street improvements on Rainbow Boulevard and Buckskin Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Remove all substandard public street improvements and unused driveway adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
7. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. 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 for 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.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) to O (Office) on 2.86 acres located adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue. A General Plan Amendment (GPA-4078), was filed as a companion application.

B) Applicant's Justification

The applicant has indicated that, in his view, the site is not suited for residential development due to the amount of frontage the parcel has on Rainbow Boulevard. The applicant also has cited changes in zoning for similar properties in the area, and has stated that the owner cannot realize the full economic value of the property without this land use change.

BACKGROUND INFORMATION

A) Previous Actions

- 02/22/99 The City Council denied a Special Use Permit (U-0156-98) for a proposed convalescent care facility at this location. The Planning Commission and Staff recommended denial.
- 05/01/02 The City Council denied a request (GPA-0048-01) to amend the Centennial Hills Interlocal Land Use Plan from DR (Desert Rural) to O (Office) at this location. The Planning Commission and Staff recommended denial.
- 04/22/04 The Planning Commission recommended denial of a related General Plan Amendment request from DR (Desert Rural Density Residential) to O (Office).
- 04/22/04 The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item# 34/ar)

B) Pre-Application Meeting

- 02/19/04 The following was discussed:
- General office or medical uses.
 - Trash enclosures should be closer to the site access.
 - Walls not required along Buckskin.
 - Show the sidewalks along the streets.
 - The trees along the east property line shall be spaced 20 feet OC.
 - Speed bumps are possible if warrants indicate so.
 - Driveway to conform to 222A standards.
 - Radius corner needed at Buckskin.
 - Show access to buildings.

C) Neighborhood Meetings

A neighborhood meeting is not required for a rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.86 Acres

B) Existing Land Use

Subject Property Single Family Residential
North Single Family Residential
South Single Family Residential
East Undeveloped and Single Family Residential
West Single Family Residential

C) Planned Land Use

Subject Property DR (Desert Rural)
North DR (Desert Rural)
South Clark County/ DR (Desert Rural)
East Clark County/ DR (Desert Rural)
West DR (Desert Rural)

D) Existing Zoning

Subject Property R-E (Residence Estates)
North U (DR) [Undeveloped (Desert Rural) General Plan Designation]
South Clark County - R-E (Residence Estates)
East R-E (Residence Estates) and Clark County - R-E (Residence Estates)
West R-PD3 (Residential Planned Development)

E) General Plan Compliance

Centennial Hills General Plan

SPECIAL DISTRICTS/ZONES	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

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		N/A
Min. Lot Width	100 Feet	261 Feet	Y
Min. Setbacks			
• Front	25 Feet	35 feet	Y
• Side	10 Feet	20 feet	Y
• Corner	15 Feet	20 feet	Y
• Rear	15 Feet	105 feet	Y
Max. Lot Coverage	30 %	20%	Y
Max. Building Height	2 Stories / 35 Feet	Not Shown	

The proposal meets the requirements of Title 19 for setbacks.

B) General Analysis and Discussion

The site is surrounded on all four sides with existing residential. The density of development around the site is what is expected for DR residential with large homes on large lots.

The proposed Office is totally inconsistent with the neighborhood. On May 1, 2002, the City Council denied a request to change the land use of the site from DR to O because of the inappropriateness of the request. The conditions of the neighborhood have not changed so this request is also not appropriate.

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."

The site is completely surrounded by lands designated in the City's Centennial Hills Interlocal Land Use Plan for Desert Rural land uses. This site and the surrounding area to the east meet the criteria, established in Nevada State law, of a Rural Preservation Neighborhood. As such, an application for office uses is not compatible with the very low-density rural residential uses that are protected by State law at their current densities. Such Rural Preservation Neighborhoods are limited to residential uses at densities of two units per acre or less.

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

The proposed Office land use designation would allow the O (Office) and the P-R (Professional Offices and Parking) zoning districts. These zoning districts would not be compatible with the existing zoning in place in the neighborhood surrounding the subject site, which are U (Undeveloped), R-E (Residence Estates) and R-PD3 (Residential Planned Development) zoning.

In terms of existing land uses, the zoning districts that would be allowed under an O (Office) land use designation would not be compatible with the very low-density, rural estate residential development that currently exists on sites adjacent to or nearby the subject site. There are vacant sites adjacent to the subject site that are designated and zoned for rural estate residential development.

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

The conditions of the neighborhood have not changed so this request is also not appropriate. The site is surrounded on all four sides with existing residential. The intensity of development around the site is what is expected for DR residential with large homes on large lots.

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.”**

Rainbow Boulevard, an 80 foot Secondary Collector on the Master Plan of Streets and Highways, and Buckskin Avenue are residential streets. They will not be able to handle the addition traffic that will be generated by the uses that are possible on the subject site.

PLANNING COMMISSION ACTION

The Planning Commission concurred with staff that the rezoning is inappropriate in this location.

NOTICES MAILED 179 by Planning Department

APPROVALS 3

PROTESTS 6



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4080** APN: 138-11-401-001

Name of Property Owner: Quality Homes

Name of Applicant: Quality 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: NA

Partner(s): NA NA

APN: NA

Signature of Property Owner/Authorized Agent: [Signature]

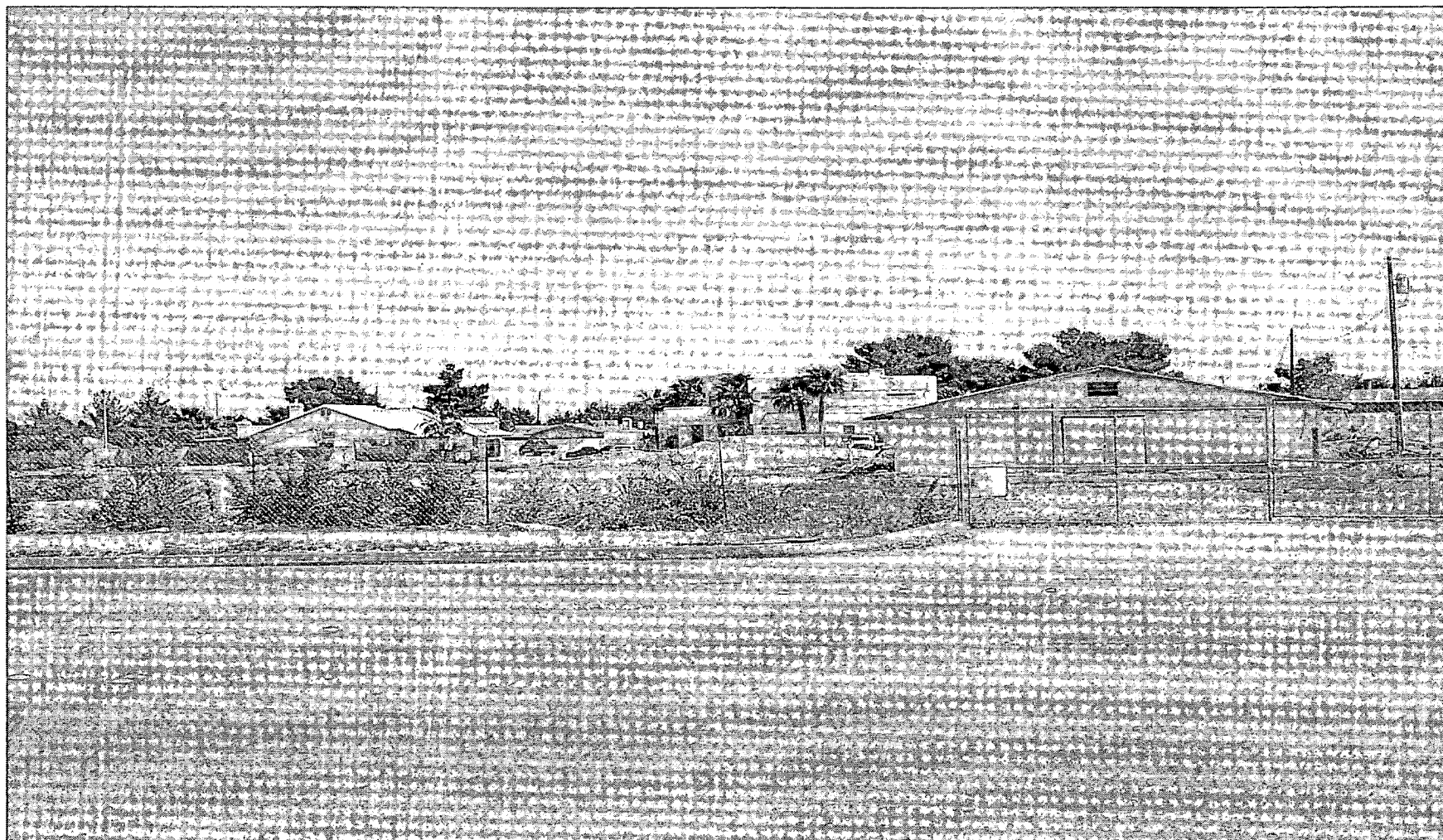
Print Name: ANDRAS F. BABERO

Subscribed and sworn before me

This 13th day of February, 2004

Linda Moore
Notary Public in and for said County and State





ZON-4080 - APPLICANT/OWNER: QUALITY HOMES
SOUTHEAST CORNER OF RAINBOW BOULEVARD AND BUCKSKIN AVENUE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

RECEIVED
CITY CLERK

2004 MAY 11 A 9:42

6741 West Alexander Road
Las Vegas, Nevada 89129
March 11, 2004

David Clapsaddle
City of Las Vegas
Department of Planning and Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: ZON-4080/Quality Homes

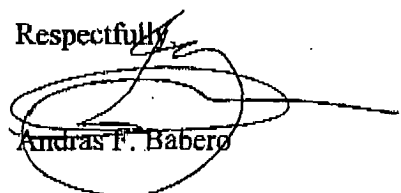
Dear Mr. Clapsaddle:

This letter is written in furtherance of our conversation last week regarding the above-named zoning application. The Planning Commission determined that the subject property is in an area that prohibits commercial development due to Nevada Revised Statutes Chapter 278. It was further determined that the statute does not sunset until May 31, 2004.

Please be advised that we request this item be removed from the May 19, 2004, City Council agenda.

Thank you for your consideration.

Respectfully,


Andras F. Babero

RECEIVED
CITY CLERK

2004 MAY 19 A 9:03 6741 West Alexander Road
Las Vegas, Nevada 89129
March 11, 2004

David Clapsaddle
City of Las Vegas
Department of Planning and Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: ZON-4080/Quality Homes

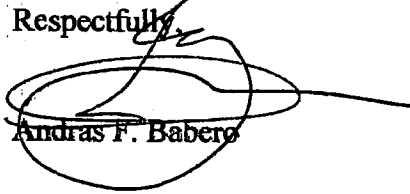
Dear Mr. Clapsaddle:

This letter is written in furtherance of our conversation last week regarding the above-named zoning application. The Planning Commission determined that the subject property is in an area that prohibits commercial development due to Nevada Revised Statutes Chapter 278. It was further determined that the statute does not sunset until May 31, 2004.

Please be advised that we request this item be removed from the May 19, 2004, City Council agenda.

Thank you for your consideration.

Respectfully,


Andras F. Babero

Submitted after final agenda

Date 5/19/04 Item #150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4110 -
APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY
COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of
the Centennial Hills Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE
COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand
Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown). The Planning Commission (5-0 vote)
and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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 City Council – Plan submitted by Vision Sign, Inc.

MOTION:

BROWN – APPROVED – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 151 [GPA-4110], Item 152 [ZON-4111], Item 153 [SUP-4113] and Item 154 [SDR-4112].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, and GREG BORGEL, appeared on behalf of the applicant and explained the item pertained to a continuation of the existing mini-storage facility, which would include covered and non-covered RV parking. She stated this continuation is in conjunction with the existing warehouse. She further stated that neighborhood meetings were held with the neighbors to the east of Grand Canyon and south of Cheyenne Avenue. These meetings have resulted in several new conditions that pertain to direction of exiting traffic, parking lot lighting, a decorative block wall on Grand Canyon Drive and Cheyenne Avenue and restrictions on stored items exceeding wall height on Grand Canyon Drive and Cheyenne Avenue. She added that the applicant is not asking for (and agrees to have a condition prohibiting) signage on the portion

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 151 – GPA-4110

MINUTES – Continued:

of the property being discussed. MS. LAZOVICH read the five proposed conditions, which were incorporated into the motion for Item 154 [SDR-4112].

RAY BALES reminded Council that back in 2002, applications relating to this development were heard by the Planning Commission and it was agreed that the RV parking and the vehicle/boat storage areas would be 250 feet away from Grand Canyon Drive. He said that all neighbors agreed they did not want the mini warehouse at all, but if it had to be there they wanted the storage area to be 250 feet away from Grand Canyon Drive. He appreciated COUNCILMAN BROWN'S assistant, DOUG RANKIN, keeping him informed of meetings pertaining to this issue. He challenged the remarks of Planning Commissioner STEINMAN that neighbors in this area were not in disagreement over this project.

ATTORNEY LAZOVICH addressed MR. BALES comments by explaining that the area that is now proposed to house RV's, vehicles and boats was originally planned to be a two story office building. Her office received a substantial number of negative comments from the neighborhood saying the building would ruin views and cause privacy issues. To accommodate those concerns, the RV parking is being moved. Views to the west are protected by this application. MR. BALES said he did not know about the plan for the two-story office building and he does not care what they want to build there. He wants the applicant to stand by the original agreement of keeping away from Grand Canyon Drive by 250 feet.

COUNCILMAN BROWN pointed out on the overhead where the vehicle storage was originally going to be which is located near the Police Training Facility. He explained that due to the grade differential, the building could almost be located immediately next to the wall. He explained that the applicant then abandoned the idea of the two-story office and brought back the RV storage in the area being considered on this application. COUNCILMAN BROWN stated the neighbors did not seem to have a problem until then, and he felt they were justified. Unfortunately, by that time, the construction was well underway on the other portion so the only option available to the City was to add additional conditions to insure the landscape, design, decorative walls and buffers to make the best of a situation that went astray from what was originally proposed. COUNCILMAN BROWN fears the applicant may have done a bait and switch on the City with this project.

COUNCILMAN BROWN said that in the long run, he feels the neighbors will be okay with the mini storage being there. It has very low intensity usage; it will complement the neighborhood aesthetically, and the truck traffic access will be controlled.

COUNCILMAN BROWN referenced a fax received from MR. WOODRIDGE and wanted to read into the record the items the fax contained. The first item pertained to the trees that would be planted along Cheyenne Avenue. MR. WOODRIDGE asked that the trees not be the type of pine trees that grow to 40 or 50 feet high because they would interfere with the views there.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 151 – GPA-4110

MINUTES – Continued:

COUNCILMAN BROWN wanted to notify everyone, so there are no surprises, that the signage related to these applications will be a monument at the corner of Cheyenne Avenue and Grand Canyon Drive. By code, that sign is not to exceed 30 feet. A scale drawing was shown and it was discussed that the poles are already in. MR. BORGEL said the sign did not have animation and was not intended to be so bright as to offend anyone and that it faces east/west so the view from Sun City would be the edge of the sign.

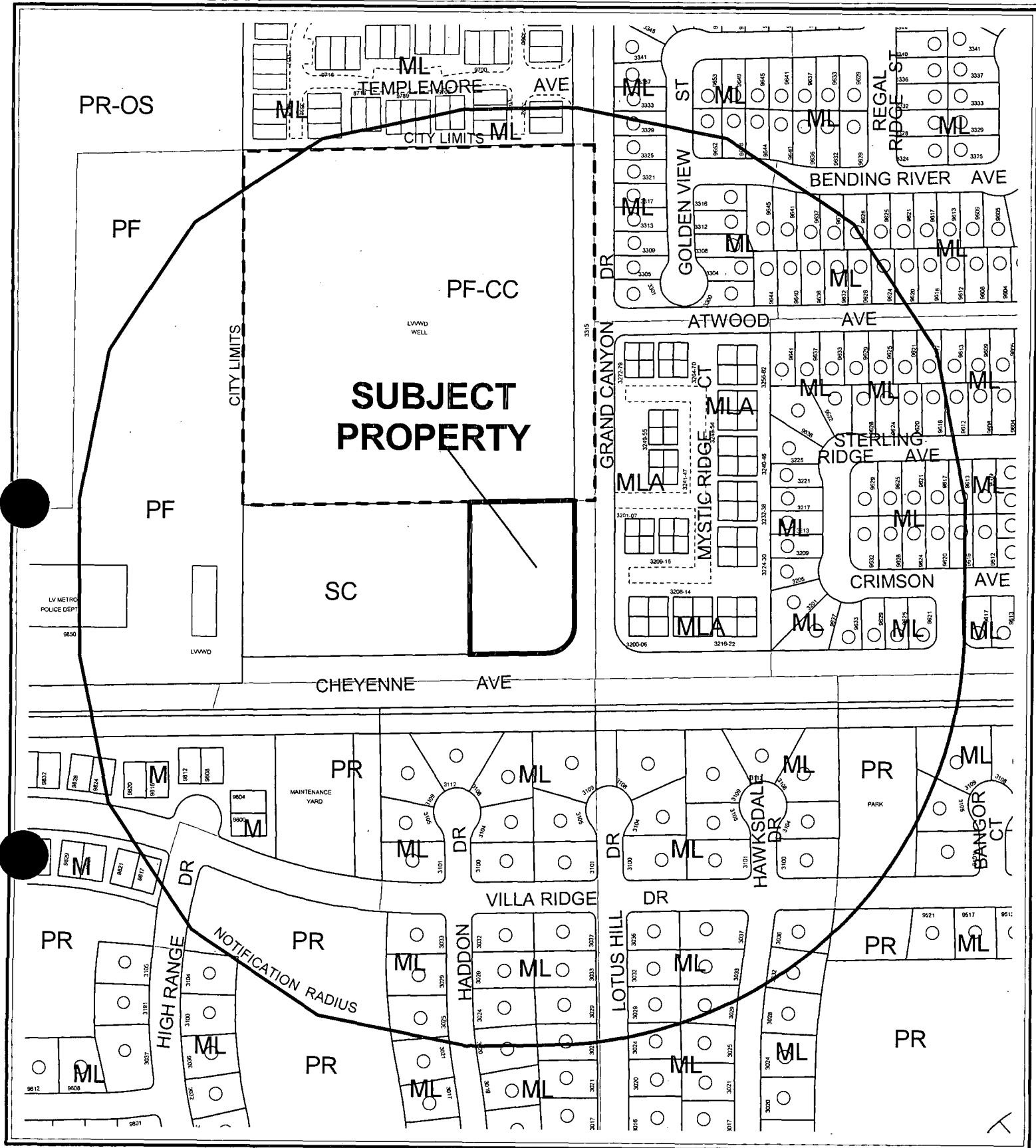
COUNCILMAN BROWN encouraged the applicant to do a very good job on the exterior aesthetic view as that will be the final determination of the neighbors accepting the project as an amenity to the neighborhood.

MAYOR GOODMAN declared the Public Hearing closed on Item 151 [GPA-4110], Item 152 [ZON-4111], Item 153 [SUP-4113] and Item 154 [SDR-4112].

NOTE: All discussion on Item 151 [GPA-4110], Item 152 [ZON-4111], Item 153 [SUP-4113] and Item 154 [SDR-4112] was held under Item 151 [GPA-4110].

(3:49 – 4:06)

4-3111/5-1



CASE: GPA-4110

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

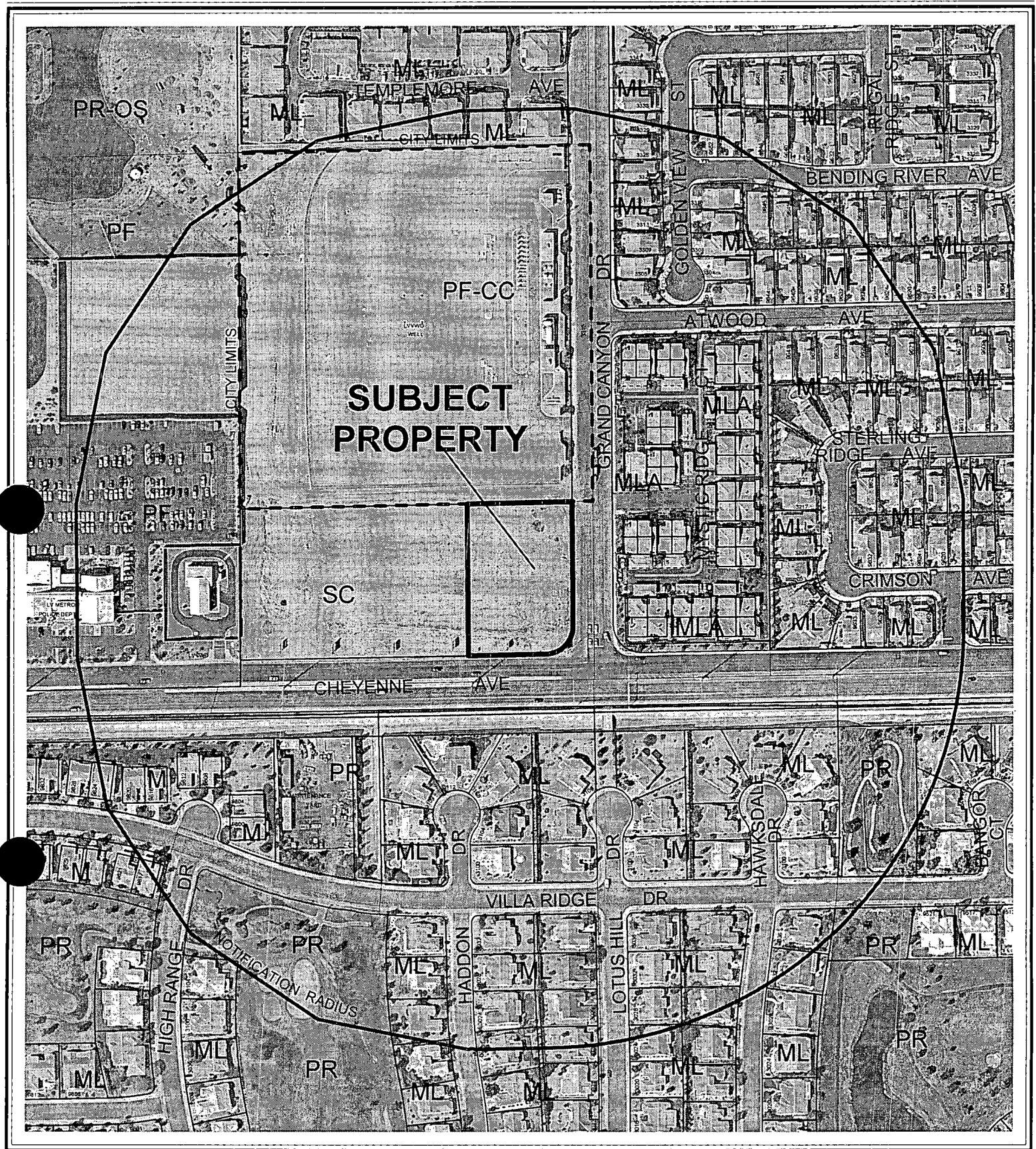
PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 200 400 Feet

151





CASE: GPA-4110

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-4110 - APPLICANT/OWNER: CHEYENNE
MINI-STORAGE, LIMITED LIABILITY COMPANY

**** 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 adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive from O (Office) to SC (Service Commercial). Related requests for Rezoning (ZON-4111), Special Use Permit (SUP-4113), and Site Development Plan Review (SDR-4112) have also been submitted.

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 the area for a mix of Low and Rural density land uses.
- 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 site was designated as ML (Medium-Low Density Residential).
- 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.
- 10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to amend the General Plan (GPA-0029-00) on this site from ML (Medium-Low Density Residential) to GC (General Commercial).
- 01/08/03 The City Council approved a request to amend the General Plan (GPA-0033-02) on this site from ML (Medium-Low Density Residential) to O (Office), and the parcel to the west from ML (Medium-Low Density Residential) to SC (Service Commercial). The Planning Commission recommended approval but Staff recommended denial.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for O (Office) land uses.

- 04/22/04 The Planning Commission recommended approval of a related Rezoning request (ZON-4111) from R-CL (Single Family Compact-Lot) to C-1 (Limited Commercial); a Special Use Permit (SUP-4113) and a Site Development Plan Review (SDR-4112) for a mini-warehouse and recreational vehicle and boat storage.
- 04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item# 45/sr)

DETAILS OF APPLICATION REQUEST

Site Area: 1.33 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Las Vegas Valley Water District Well Site
South Single-family Residential
East Single-family Attached Residential
West Undeveloped (approved for mini-storage)

PLANNED LAND USE

Subject Property O (Office)
North PF (Public Facility)
South ML (Medium-Low Density Residential)
East MLA (Medium-Low Attached Density Residential)
West SC (Service Commercial)

EXISTING ZONING

Subject Property R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North Clark County
South P-C (Planned Community)
East R-PD11 (Residential Planned Development – 11 Units Per Acre)
West R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

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

DEFINITIONS

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.

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

SPECIAL PLAN AREA

The subject site is not within a Special Plan Area

RURAL PRESERVATION NEIGHBORHOOD

The subject site is not within a Rural Preservation Neighborhood.

RURAL PRESERVATION NEIGHBORHOOD BUFFER

The subject site is not within a Rural Preservation Neighborhood Buffer.

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The proposed development meets the criteria for a project of regional significance. This will be addressed in the related application for a Special Use Permit (SUP-4113).

ANALYSIS

The subject parcel is currently undeveloped. On 01/08/03, as part of a larger request, the City Council designated this site as O (Office). At this time, the applicant proposes an expansion of the mini-storage and recreational vehicle storage project approved on the parcel to the west. The site is accessed by Cheyenne Avenue to the south, a 100-foot right-of-way, and Grand Canyon Drive to the east, an 80-foot right-of-way.

The previous recommendation of denial of GPA-0033-02 was based on concerns that the GC (General Commercial) land use designation would permit a range of uses that are incompatible with adjacent residential properties. These uses are associated with increased traffic, signage, building

height and lighting, as well as longer hours of operation. Although office uses are often used as buffers between residences and more intense commercial uses, the proposed SC (Service Commercial) designation of this application can be developed in this type of context if sensitive design and appropriate conditions of approval are applied. This request to expand the SC (Service Commercial) designation will not result in the introduction of new or unanticipated uses. Nor will there be any greater impact on the properties to the north, south, or west. Careful design will be necessary, however, to ensure that the residents to the east are not negatively impacted.

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.**

Because the proposed SC (Service Commercial) General Plan Designation is the same designation that is on the parcel to the west, there are no additional impacts on the properties to the north and south. With appropriate design considerations, as well as with the separation provided by Grand Canyon Drive, this designation can be compatible with the residential uses to the east.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The C-1 (Limited Commercial) zoning district that this request would support can be developed compatibly with the surrounding parcels if appropriate considerations are given to signage, lighting, and building height.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

The subject site is located in an area of the city where all utilities are currently in place and available to this site. The Northwest Area Command of the Las Vegas Metropolitan Police Department, services the site with a substation immediately west of the site, near Jensen Street and Cheyenne Avenue. Fire Station No. 42, located at 7331 Cheyenne Avenue, approximately three miles east of the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

03/29/04 There were approximately 25 to 30 people in attendance and they had the following comments:

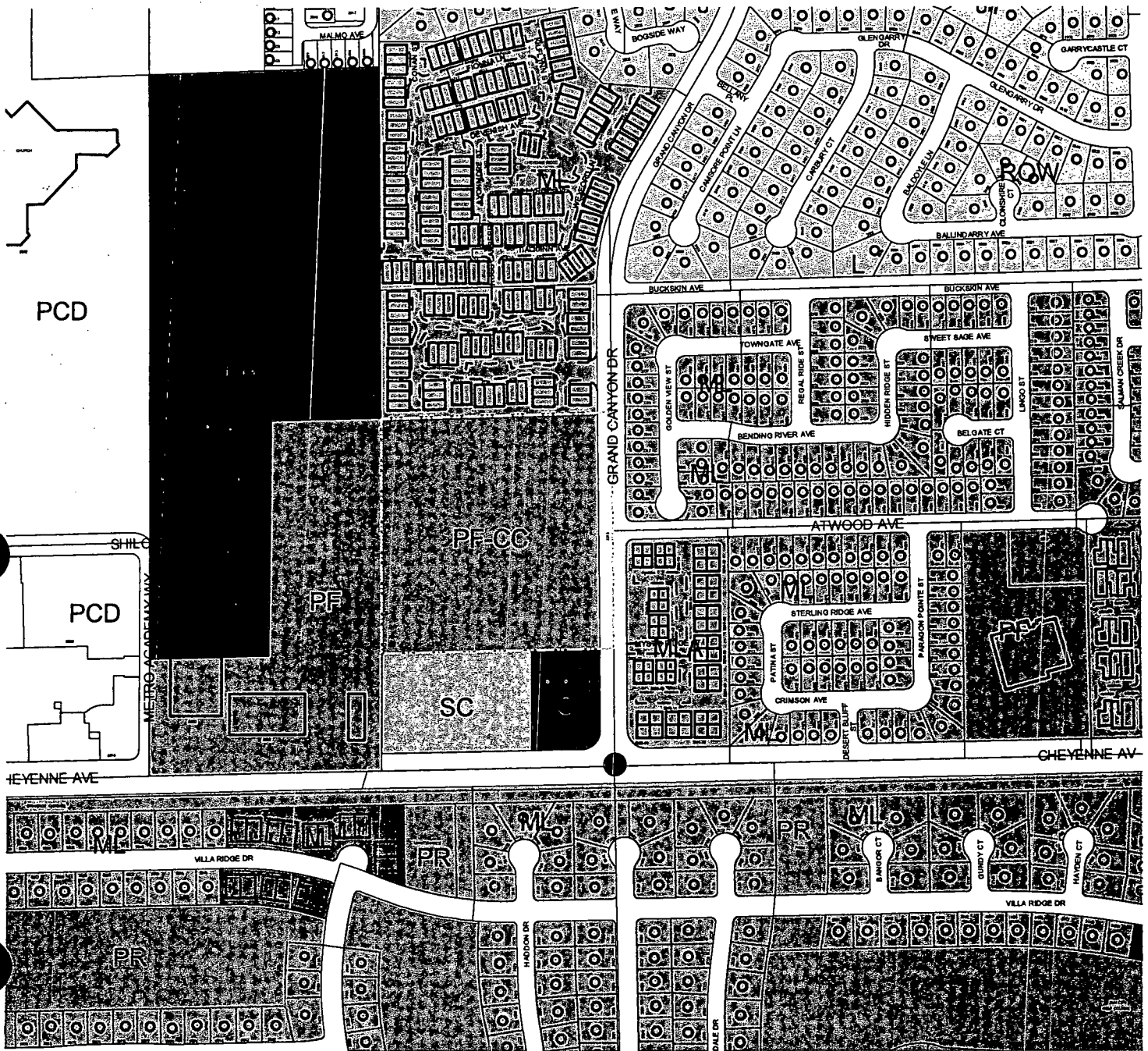
- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.

The neighbors requested a second meeting and the applicants said they would oblige them.

NOTICES MAILED: 234 by Planning Department

APPROVALS: 1

PROTESTS: 0



CHEYENNE / GRAND CANYON



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

City of Las Vegas, Nevada
Current Planning
702.229.6301

0 200 400 Feet



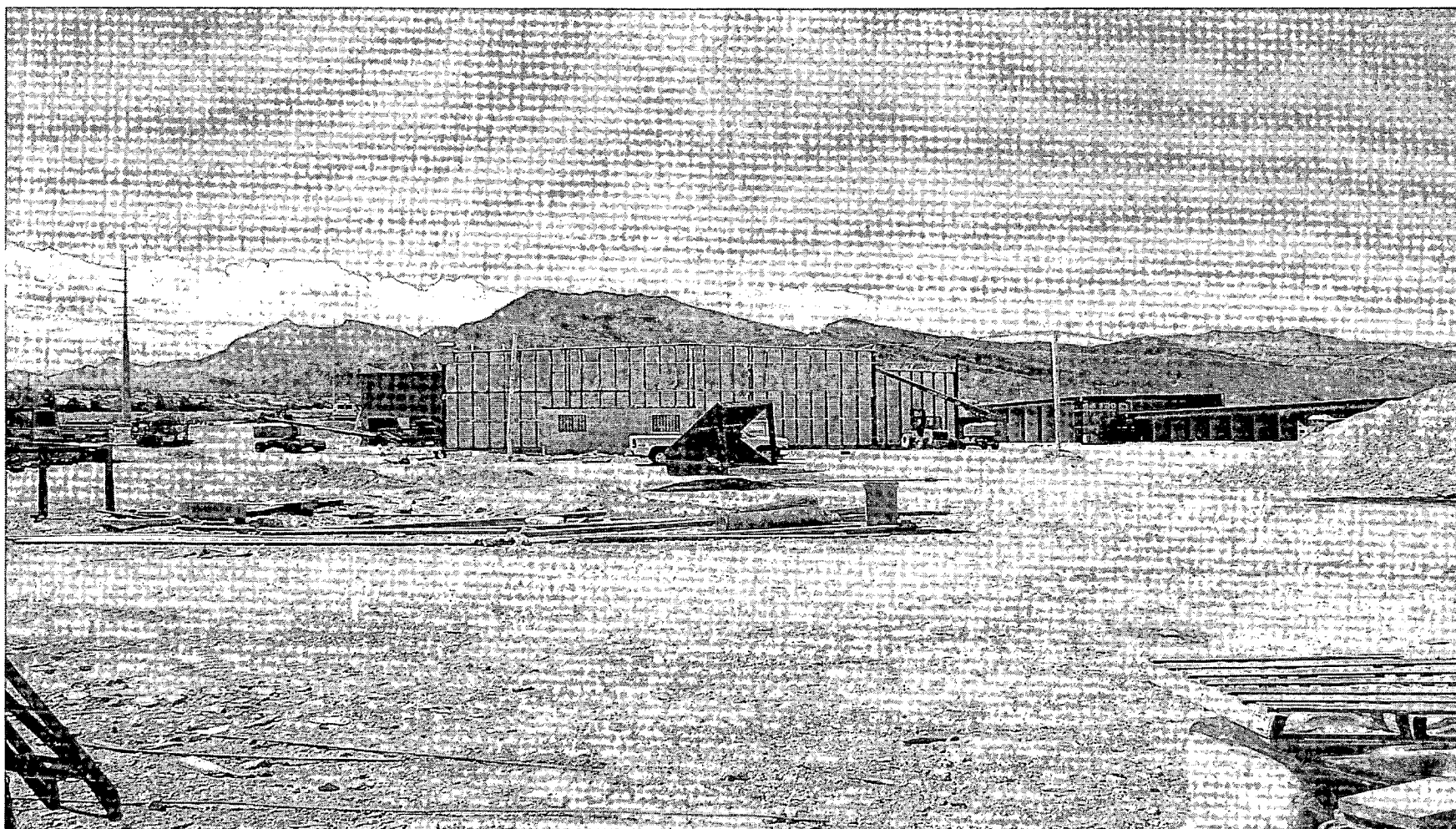
GPA-4110

4-22-04 PC



GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

L-1161-04

JOB**BENNETT & JIMENEZ, INC.****STRUCTURAL ENGINEERS**

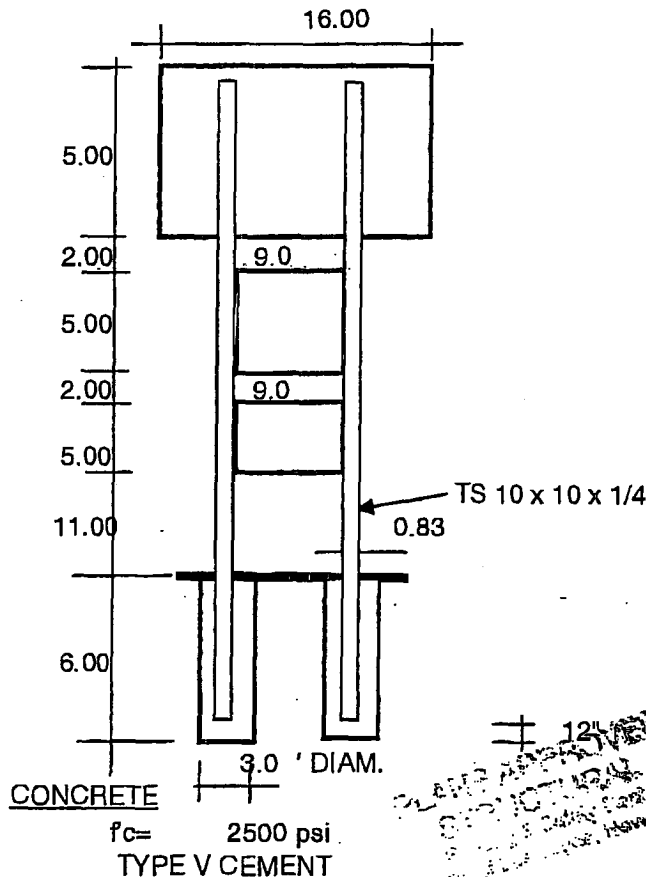
2481 N. Decatur Blvd., Suite B, Las Vegas, NV 89108

Phone (702) 631-0200 FAX (702) 631-0206

CLIENT VISION SIGN, INC.
 PROJECT STORAGE ONE SIGN
 PYLON AND FOOTING
 REV. BY _____

DATE _____

SHEET 1 OF 3
 JOB NO. 81209.497
 DATE 3/8/2004
 ENGINEER JFJ



UBC 1997

75 MPH WIND - EXPOSURE B

TOP SIGN:

A= 80.00 Ft²
 h= 27.50 Ft
 Ce= 0.67
 Cq= 1.4
 qs= 14.5 psf
 p=CeCqqs= 13.60 psf
 P=Ap= 1088.08 lbs
 Mb=P*h= 29922.2 Ft-lb

TOP PYLON:

A= 1.66 Ft²
 h= 24.00 Ft
 Ce= 0.67
 Cq= 1.4
 qs= 14.5 psf
 p=CeCqqs= 13.60 psf
 P=Ap= 22.58 lbs
 Mb=P*h= 541.86 Ft-lb

MID SIGN:

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 h= 20.50 Ft
 Ce= 0.62
 Cq= 1.4
 qs= 14.5 psf
 p=CeCqqs= 12.59 psf
 P=Ap= 566.37 lbs
 Mb=P*h= 11610.59 Ft-lb

MID PYLON:

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 Ce= 0.62
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 Mb=P*h= 355.18 Ft-lb

BOTTOM SIGN:

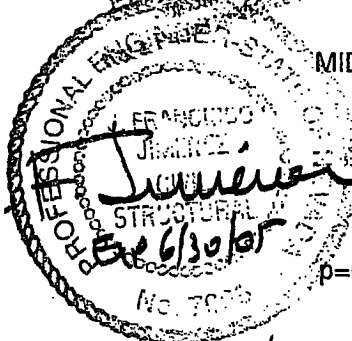
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 p=CeCqqs= 12.59 psf
 P=Ap= 566.37 lbs
 Mb=P*h= 7646.00 Ft-lb

BOTTOM PYLON:

A= 9.13 Ft²
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 Ce= 0.62
 Cq= 1.4
 qs= 14.5 psf
 p=CeCqqs= 12.59 psf
 P=Ap= 114.91 lbs
 Mb=P*h= 632.01 Ft-lb

PLANS APPROVED
 3/10/04
 J. F. JIMENEZ, P.E.
 12450 S. 26TH AVE., SUITE 100
 LAS VEGAS, NV 89138

MAR 10 2004



3/8/04

RECEIVED

MAR 08 2004

CITY OF LAS VEGAS

Submitted at City Council

Date 5/19/04 # 151-153

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-4110 - PUBLIC HEARING - ZON-4111 -
APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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:

BROWN – APPROVED subject to conditions – UNANIMOUS with MACK excused and Ward 2 seat vacant

MINUTES:

NOTE: See Item 151 [GPA-4110] for related discussion.

(3:49 – 4:06)

4-3111/5-1

CONDITIONS:

Planning and Development

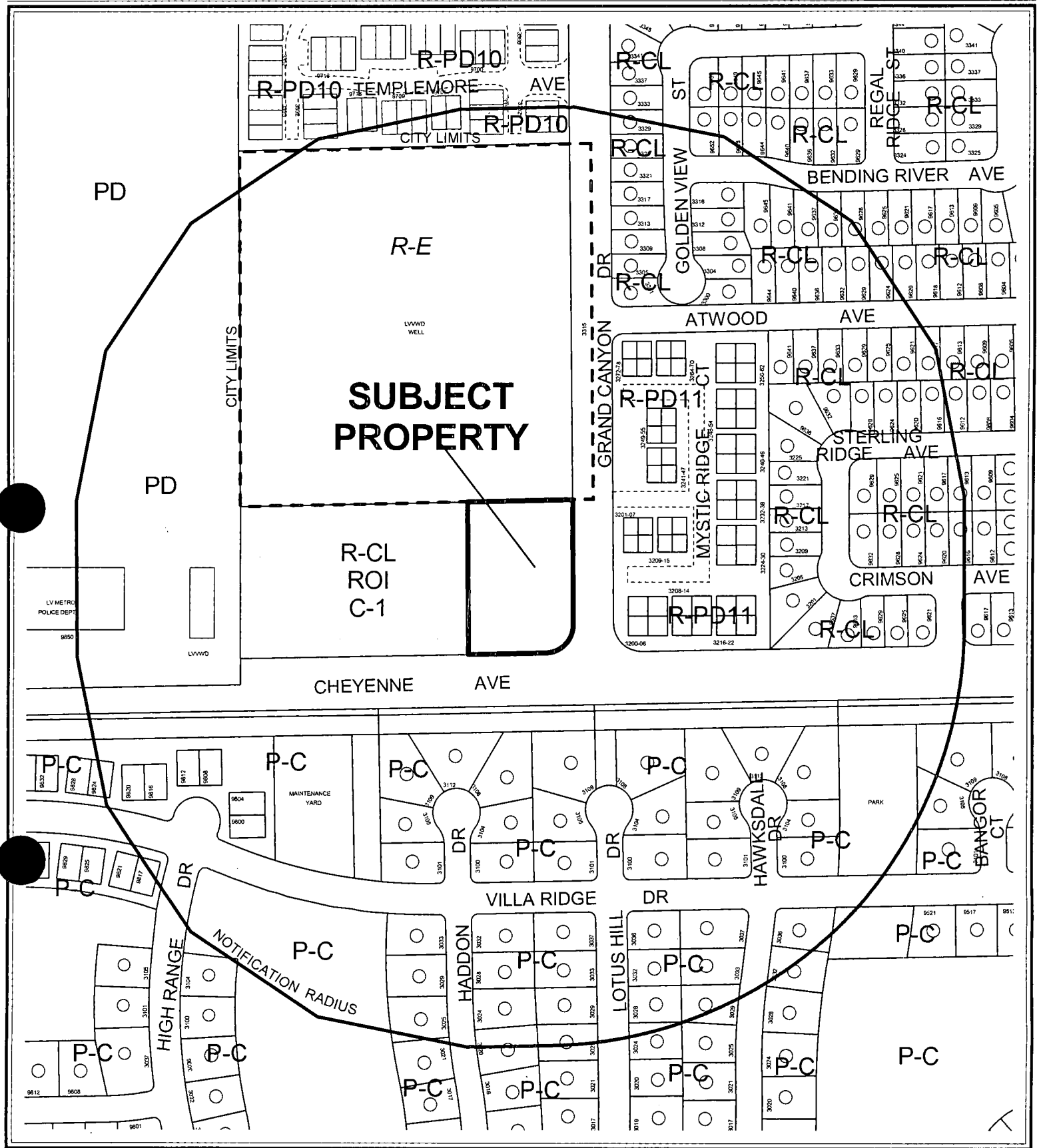
1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, an all development activity for the site.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 152 – ZON-4111

CONDITIONS - Continued:

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.
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, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: ZON-4111

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

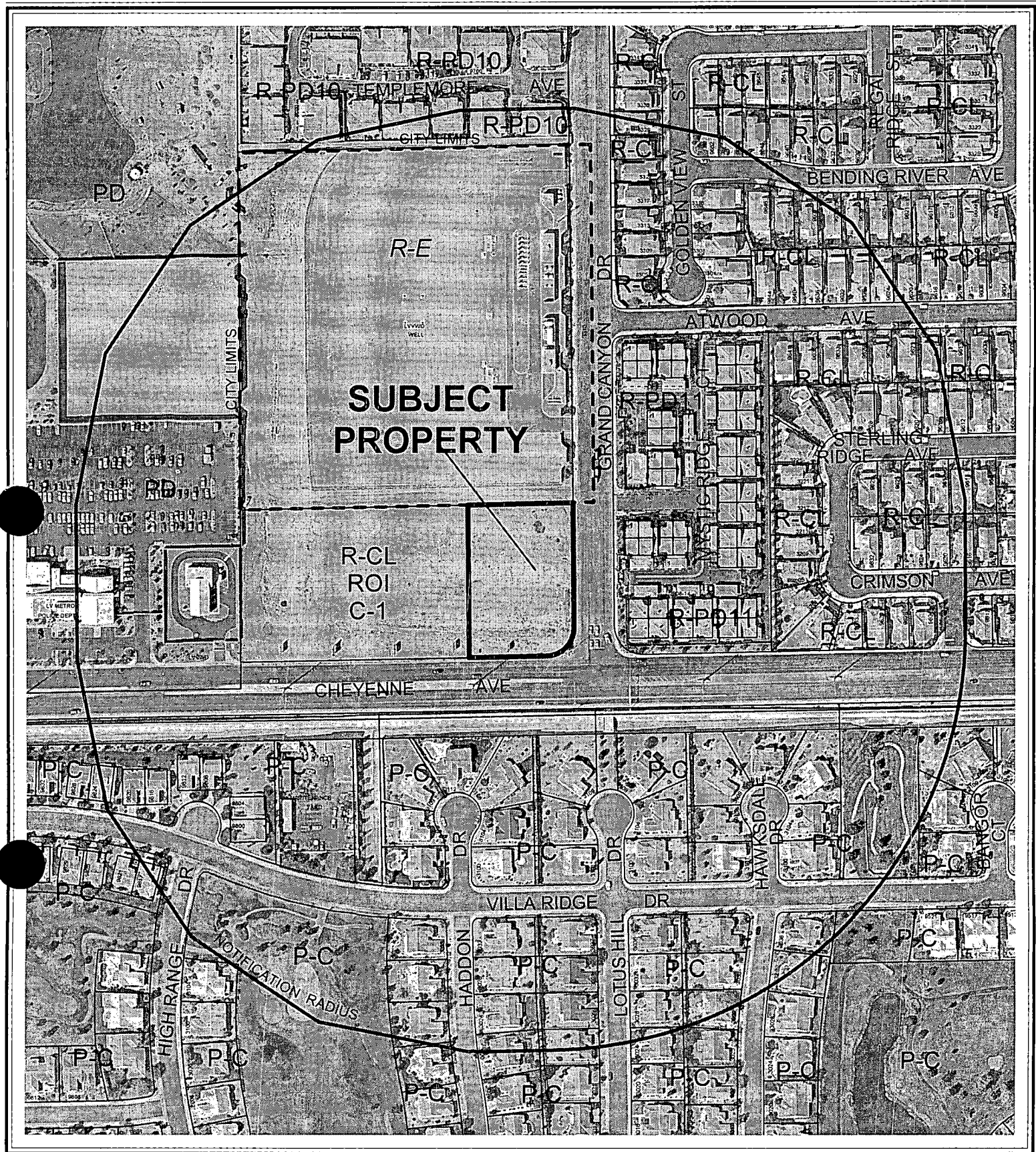
PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet

152





CASE: ZON-4111

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-4111 – APPLICANT/OWNER: CHEYENNE
MINI-STORAGE, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, an all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.
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, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-CL (Residential Compact Lot) under Resolution of Intent to O (Office) to C-1 (Limited Commercial) on 1.33 acres located on the northwest corner of Grand Canyon Drive and Cheyenne Avenue. Related requests for a General Plan Amendment, Site Development Plan Review, and Special Use Permit have also been submitted.

B) Applicant's Justification

The applicant's justification letter states that they agree to abide by all city of Las Vegas requirements and guidelines.

BACKGROUND INFORMATION

A) Previous Actions

- 10/26/00 The Planning Commission accepted the applicant's request to Withdraw With Prejudice a request to rezone this property from R-CL (Residential – Compact Lot) to C-2 (General Commercial) [Z-0085-00].
- 1/08/03 The City Council approved a rezoning request (Z-0079-02) on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. The Planning Commission recommended approval, staff recommended denial.
- 04/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-4110) from O (Office) to SC (Service Commercial), a Special Use Permit (SUP-4113) and a Site Development Plan Review (SDR-4112) for a mini-warehouse and recreational vehicle and boat storage.
- 04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item# 45/sr)

B) Pre-Application Meeting

- 03/12/04 During the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

03/29/04 The neighborhood meeting was held with the surrounding property owners. There were approximately 25 to 30 people in attendance and they had the following comments:

- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.
- The neighbors requested a second meeting and the applicants said they would oblige them.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.33 acres

B) Existing Land Use

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) Planned Land Use

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	R-CL (Residential-Compact Lot) under Resolution of Intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 Units Per Acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject parcel is within the Centennial Hills Sector Plan area. A related request (GPA-4110) has been submitted to amend the land use designation on the site to SC (Service Commercial). If that request were approved, the proposed zoning district would be in conformance with the plan.

<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
Clark County Notification		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:

The subject parcel is adjacent to property within the jurisdiction of Clark County and the proposed development requires the approval of a Special Use Permit.

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 has yet to be received.

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

ANALYSIS

This site is presently under resolution of intent to the O (Office) zoning district, approved by the City Council on January 8, 2003. The applicant had proposed C-2 (General Commercial) zoning but concerns regarding the proximity of commercial uses to the neighboring residences resulted in the Council's approval of the less intensive zoning of O (Office).

Noise, traffic, lighting, signage, and other factors associated with commercial uses are often too intense to be placed adjacent to residential developments. This location, however, has non-residential uses to the north and west and arterials to the east and south. That context helps reduce the impacts that a commercial project would have. The proposed development, in particular, would be of no greater intensity than a potential office complex. Aesthetic issues could be resolved with sensitive design and additional architectural enhancements.

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."

A request to amend the Centennial Hills Sector Plan from O (Office) to SC (Service Commercial) has been submitted (GPA-4110). If that request is approved, the proposed zoning designation would be in conformance. If not, this request cannot move forward.

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 intensity of use that would be allowed can be compatible with the adjacent zoning districts. Sensitive design will reduce impacts resulting from noise, lighting, signage, and traffic.

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

This property has remained undeveloped in the midst of tremendous growth in the area. It has already been determined that the site is appropriate for non-residential use, this request simply increases the scope of potential uses.

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

The site is adequately served by Cheyenne Avenue to the south and Grand Canyon Drive to the east.

NOTICES MAILED 234 by Planning Department

APPROVALS 1

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4111** APN: **138-07-401-013**

Name of Property Owner: **RANDY BLACK**

Name of Applicant: **RANDY BLACK**

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: _____

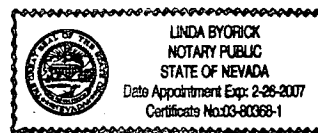
Signature of Property Owner/Authorized Agent: _____

Print Name: **Robert R. Black, Sr.**

Subscribed and sworn before me

This **10th** day of **March**, 20**04**

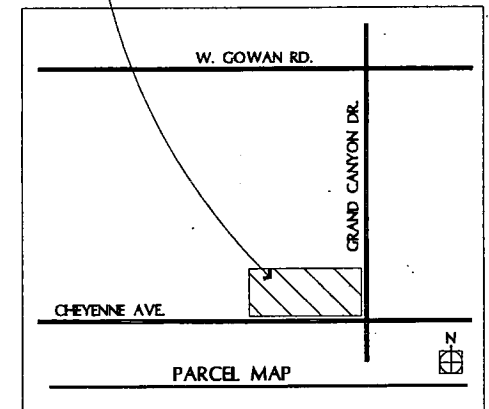
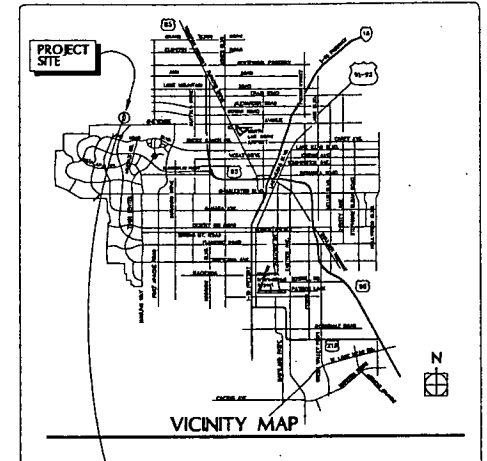
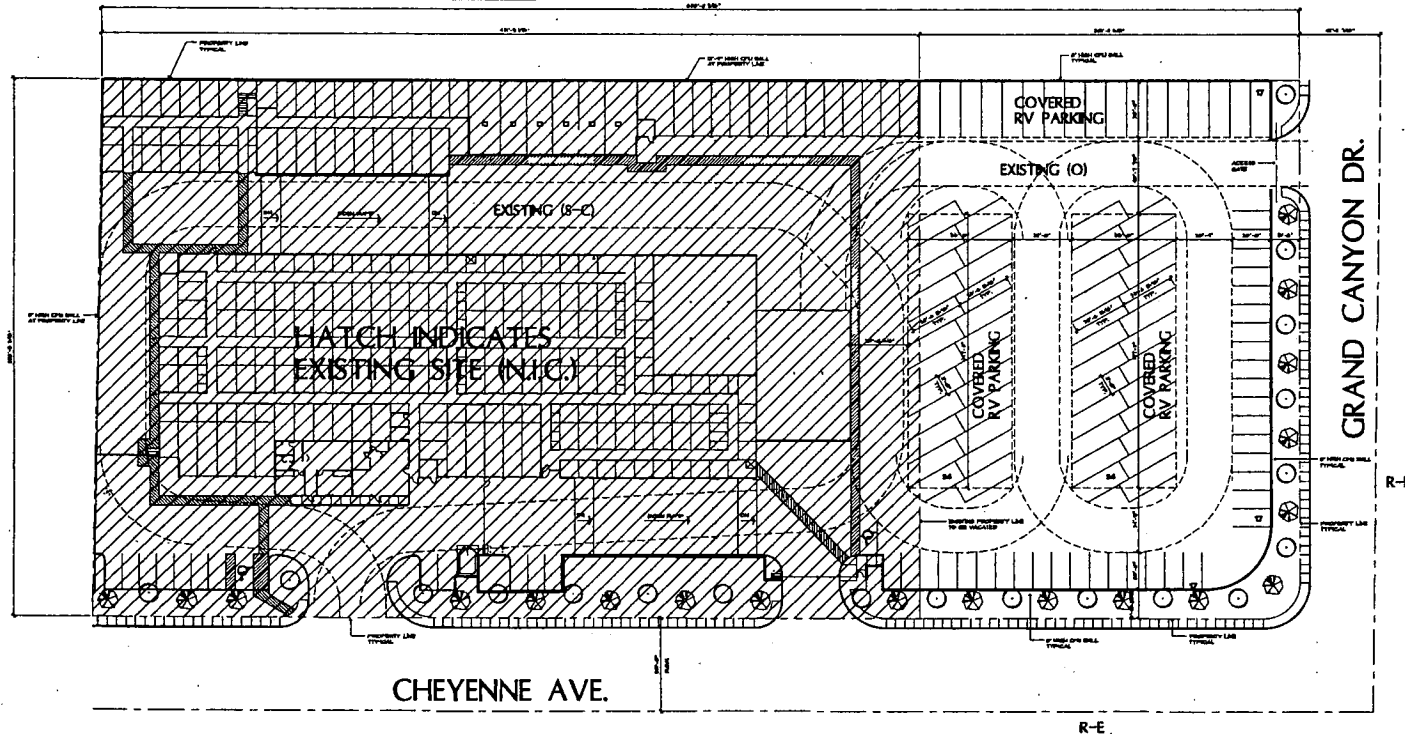
Linda Bower
Notary Public in and for said County and State



SITE DATA

SITE AREA	125,421 SF 2.81 ACRES	PARKING REQUIRED 1 / 50 UNITS	13 SPACES
		PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV	65
FIRST FLOOR		UNCOVERED RV	34
OFFICE	1200 SF		
APART.	500 SF		
RV STORAGE	1,100 SF		
		SITE COVERAGE	47.6%
SECOND FLOOR	34,124 SF		
TOTAL FLOOR	16,556 SF		
BUILDING B	17,885 SF		
TOTAL STORAGE SF	94,441 SF		

LAS VEGAS WATER DISTRICT



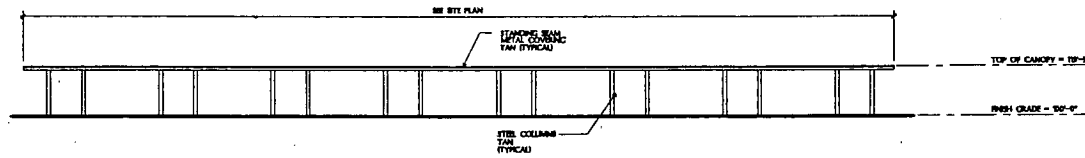
SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION SITE AND LANDSCAPE PLAN

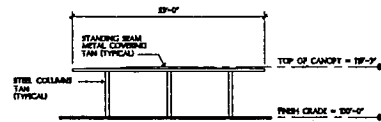
SCALE = 1" = 30'-0" PROJECT NO. 04-119 3.12.04

0' 15' 30' 60' 120' SITE AND LANDSCAPE PLAN

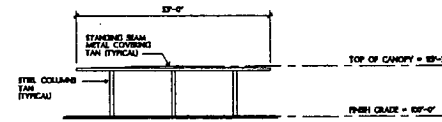
ZON-4111
4-22-04 PC



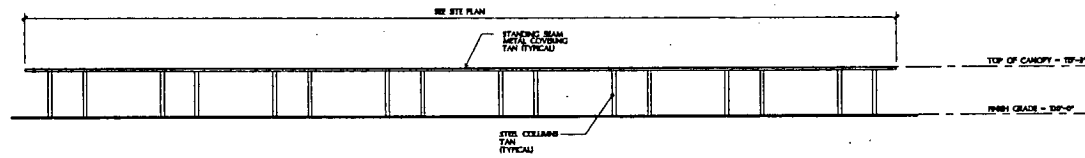
EAST ELEVATION



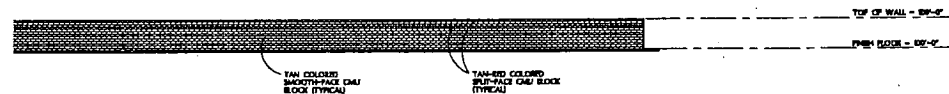
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



TYPICAL WALL ELEVATION



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION

RV CANOPY ELEVATIONS

SCALE = 1/16" = 1'-0" PROJECT NO. 04-119 3.12.04.

0' 8' 16' 32' 64'

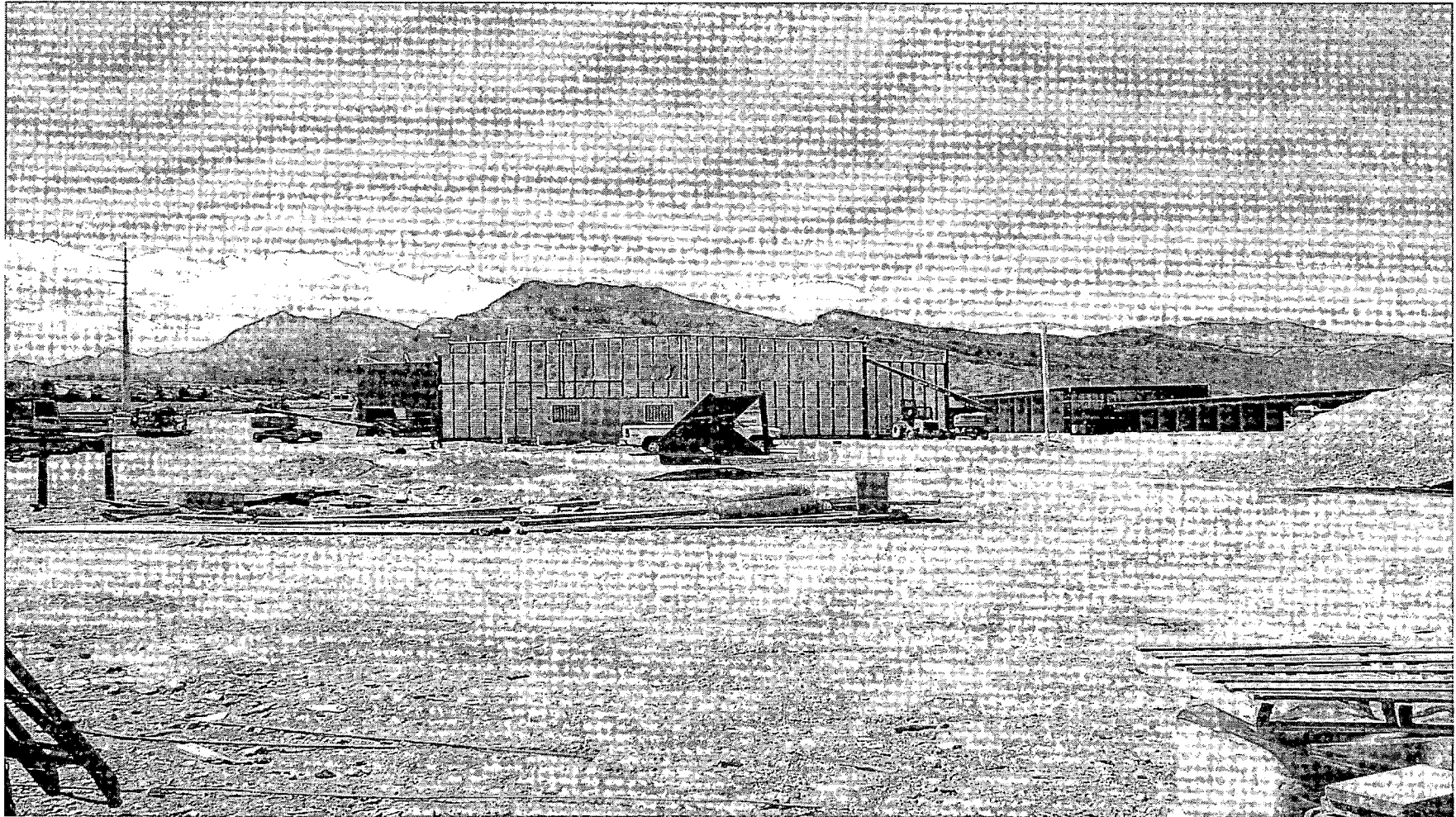
RV CANOPY
ELEVATIONS

ZON-4111
4-22-04 PC



ZON-4111 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



ZON-4111 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-4110 AND ZON-4111 - PUBLIC HEARING - SUP-4113 - **APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

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:

BROWN – APPROVED subject to conditions – UNANIMOUS with MACK excused and Ward 2 seat vacant

MINUTES:

NOTE: See Item 151 [GPA-4110] for related discussion.

(3:49 – 4:06)

4-3111/5-1

CONDITIONS:

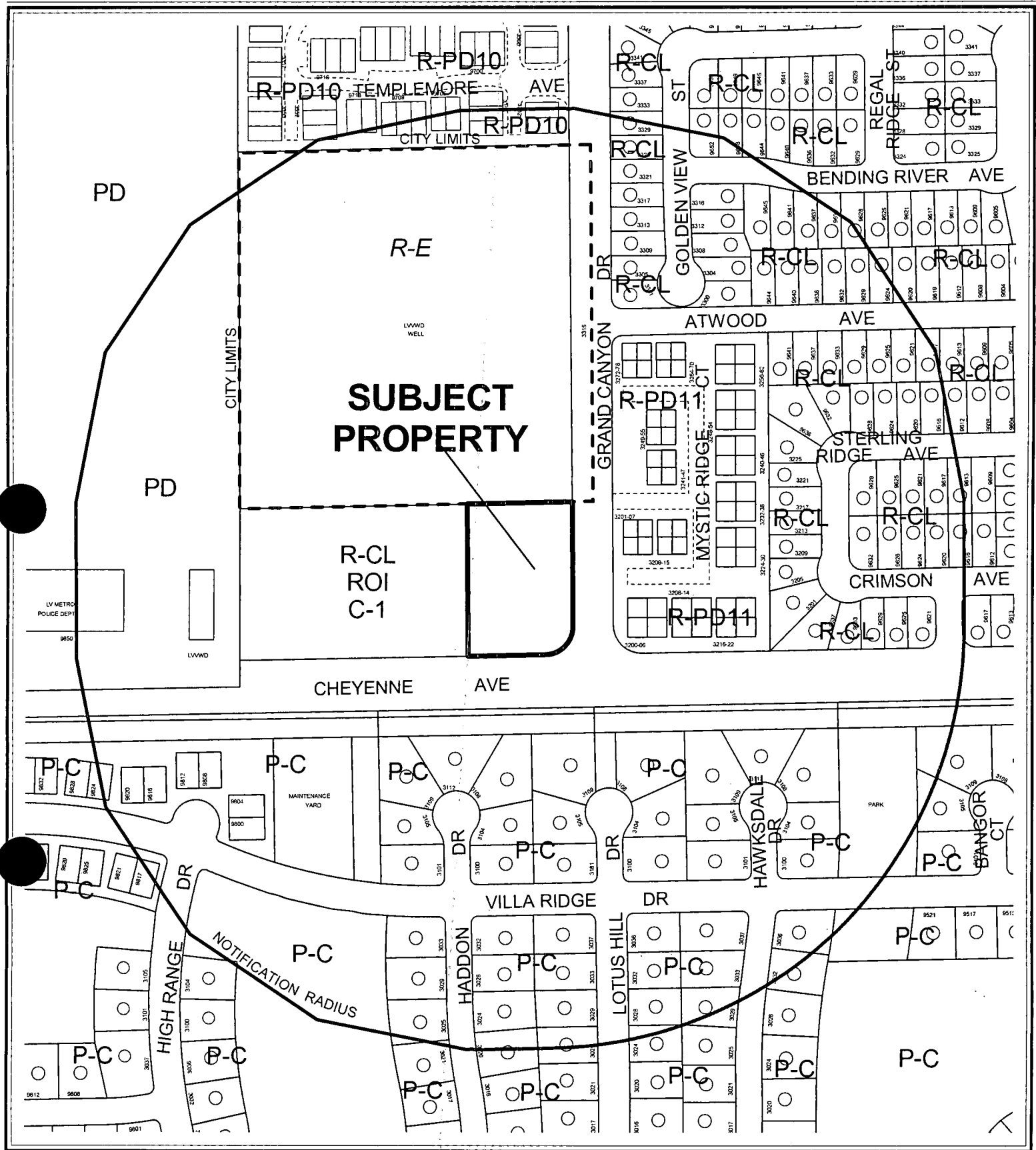
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Recreational Vehicle and Boat Storage uses.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4111) and Site Development Plan Review (SDR-4112).
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.

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 153 – SUP-4113

CONDITIONS - Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: SUP-4113

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



153



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4113 - APPLICANT/OWNER: CHEYENNE
MINI-STORAGE, 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 19.04.050 for Recreational Vehicle and Boat Storage uses.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4111) and Site Development Plan Review (SDR-4112).
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. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow Recreational Vehicle and Boat Storage on 1.33 acres located on the northwest corner of Grand Canyon Drive and Cheyenne Avenue.

B) Applicant's Justification

The applicant has agreed to abide by all requirements and guidelines set by the city of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

- 10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to amend the General Plan on this site from ML (Medium-Low Density Residential) to GC (General Commercial) [GPA-0029-00].
- 10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to rezone this property from R-CL (Residential – Compact Lot) to C-2 (General Commercial) [Z-0085-00].
- 1/08/03 The City Council approved a request to amend the General Plan on this site from ML (Medium-Low Density Residential) to O (Office), and the parcel to the west from ML (Medium-Low Density Residential) to SC (Service Commercial) [GPA-0033-02]. The Planning Commission recommended approval; Staff recommended denial.
- 1/08/03 The City Council voted to amend the zoning designation on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. [Z-0079-02]. The Planning Commission recommended approval; Staff recommended denial.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for O (Office) land uses.

04/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-4110) from O (Office) to SC (Service Commercial); a Rezoning request (ZON-4111) from R-CL (Single Family Compact-Lot) to C-1 (Limited Commercial); and a Site Development Plan Review (SDR-4112) for a mini-warehouse and recreational vehicle and boat storage.

04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item# 45/sr)

B) Pre-Application Meeting

3/12/04 At the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.33 acres

B) Existing Land Use

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) Planned Land Use

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 units per acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

E) General Plan Compliance

A related request has been submitted to amend the General Plan designation on the site from O (Office) to SC (Service Commercial). If that request were approved, the proposed project would be in conformance with the plan.

<i>SPECIAL DISTRICTS/ZONES</i>	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	

Clark County was notified because an adjacent parcel is within its jurisdiction.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of the boundary of another municipal corporation or an unincorporated area.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period.

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

The development standards associated with this request are addressed in the related Site Development Plan Review (SDR-4112) application.

A1) Parking and Traffic Standards

Parking and traffic issues are discussed in the related Site Development Plan Review (SDR-4112) application.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Recreational and Boat Storage use.

B) General Analysis and Discussion

- Zoning

This site is currently zoned R-CL (Residential – Compact Lot) under resolution of intent to O (Office). A related rezoning application (ZON-4111) has been submitted requesting C-1 (Limited Commercial). The proposed project is permitted in that zoning district contingent upon approval of this Special Use Permit. If that rezoning application is not approved, this request cannot go forward.

- Use

Recreational Vehicle and Boat Storage requires the approval of a Special Use Permit because a higher level of scrutiny and review is necessary to address the aesthetic issues involved. Within the existing context, the neighboring properties that require attention are the residential developments to the east and south. These properties are separated by arterial streets, which help in part to reduce the impact. Additional buffering, including a decorative block wall and architectural enhancements, will further protect those properties. Those issues are addressed in the Site Development Plan Review (SDR-4112).

- Conditions

This use will be subject to the conditions of approval of all related applications. It will also be subject to those identified in Title 19.04.050 related to screening, buffering, and the prohibition of commercial repair.

FINDINGS

In order to approve a Special Use Permit application, per Section 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 storage of Recreational Vehicles and Boats can occur on this property if appropriate screening and buffering is provided. The decorative block wall and perimeter landscaping, along with the separation provided by Cheyenne Avenue and Grand Canyon Drive, will accomplish this.

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

There are no issues with this site that would render it unsuitable for this use.

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 adjacent streets, Cheyenne Avenue and Grand Canyon Drive, provide adequate access to this site.

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

If all related applications are approved, this use will not be inconsistent with the public health safety and welfare, or the objectives of the General Plan.

NOTICES MAILED 236 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4113** APN: 138-07-401-013

Name of Property Owner: RANDY BLACK

Name of Applicant: RANDY BLACK

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: _____

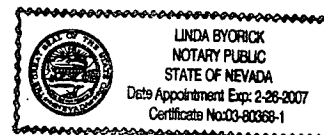
Signature of Property Owner/Authorized Agent: _____

Print Name: Robert R. Black Sr.

Subscribed and sworn before me

This 10th day of March, 2004

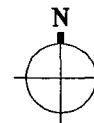
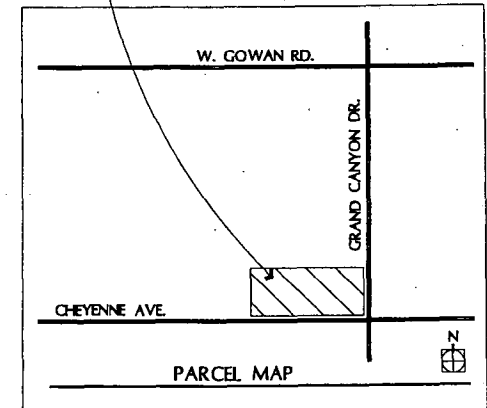
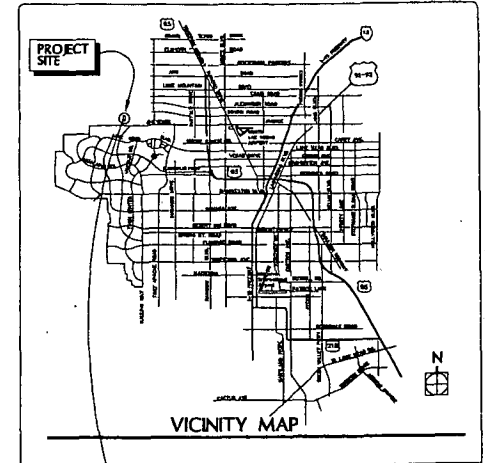
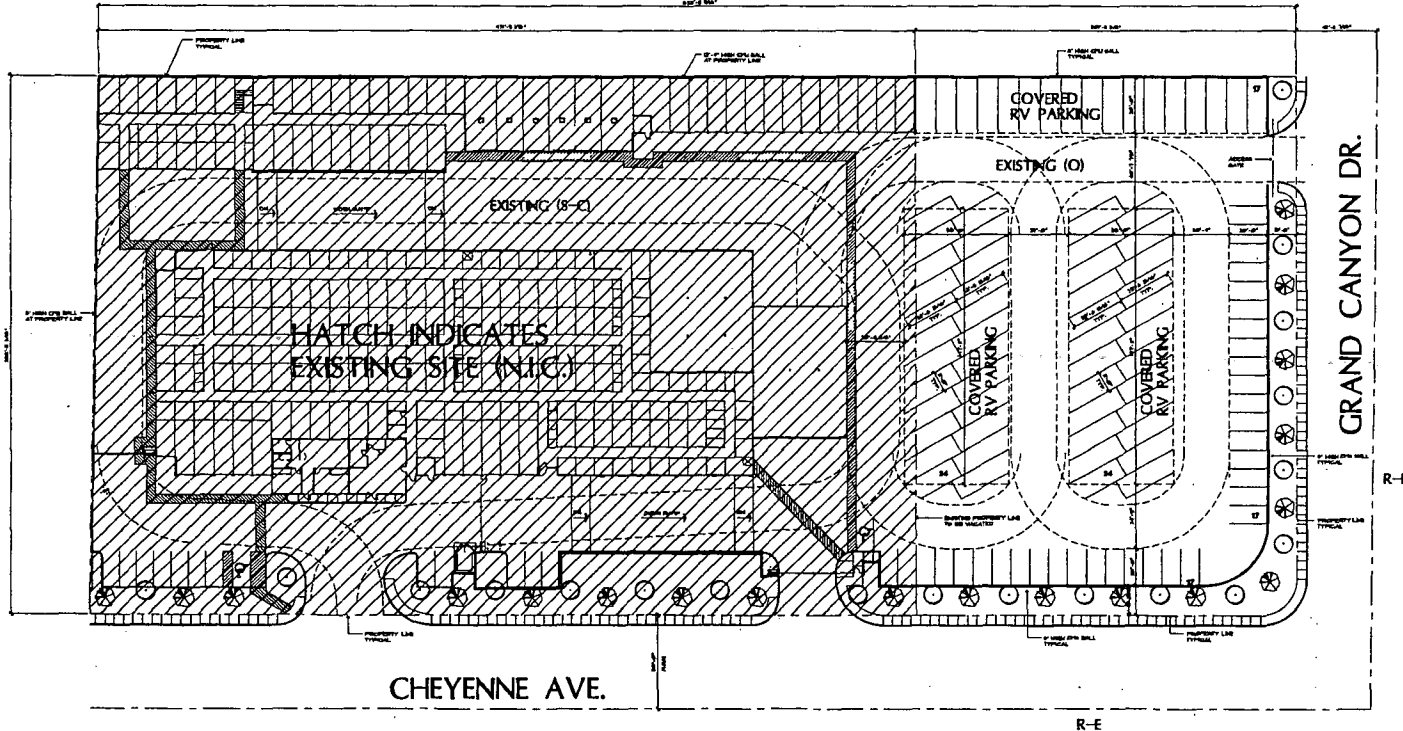
Linda Byorick
Notary Public in and for said County and State



SITE DATA

SITE AREA	125,421 SF 2.81 ACRES	PARKING REQUIRED 1 / 50 UNITS	13 SPACES
		PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV	(11x30) 65
FIRST FLOOR	41,832 SF	UNCOVERED RV	(10x20) 34
OFFICE	12,000 SF		
APART.	5000 SF		
RV STORAGE	1,100 SF		
		SITE COVERAGE	41.6%
SECOND FLOOR	34,124 SF		
TOTAL FLOOR	76,956 SF		
BUILDING B	17,885 SF		
TOTAL STORAGE SF	94,441 SF		

LAS VEGAS WATER DISTRICT



SCOTT L. BAKER,
ARCHITECT, INC.

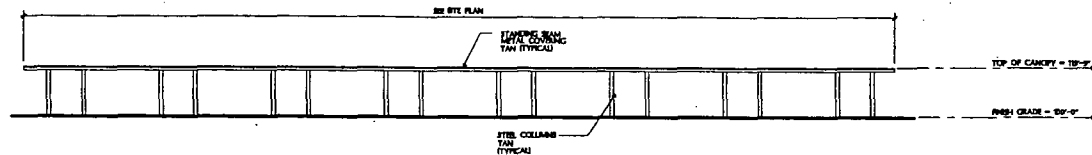
CHEYENNE/GRAND CANYON - RV ADDITION SITE AND LANDSCAPE PLAN

SCALE = 1" = 30'-0" PROJECT NO. 04-119 3.12.04

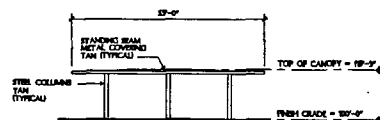
0 15 30 60 120'

SITE AND
LANDSCAPE PLAN

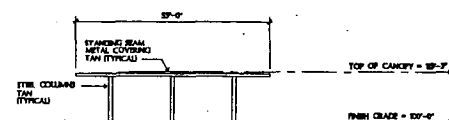
SUP-4113
4-22-04 PC



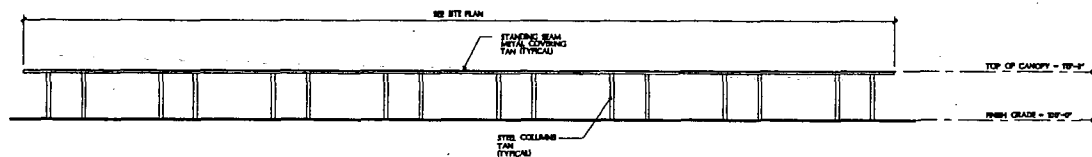
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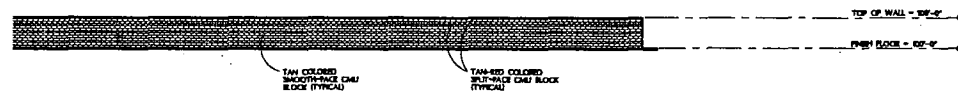
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



TYPICAL WALL ELEVATION



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION RV CANOPY ELEVATIONS

SCALE = 1/8" = 1'-0" PROJECT NO. 04-119 3.12.04

0' 8' 16' 32' 64'

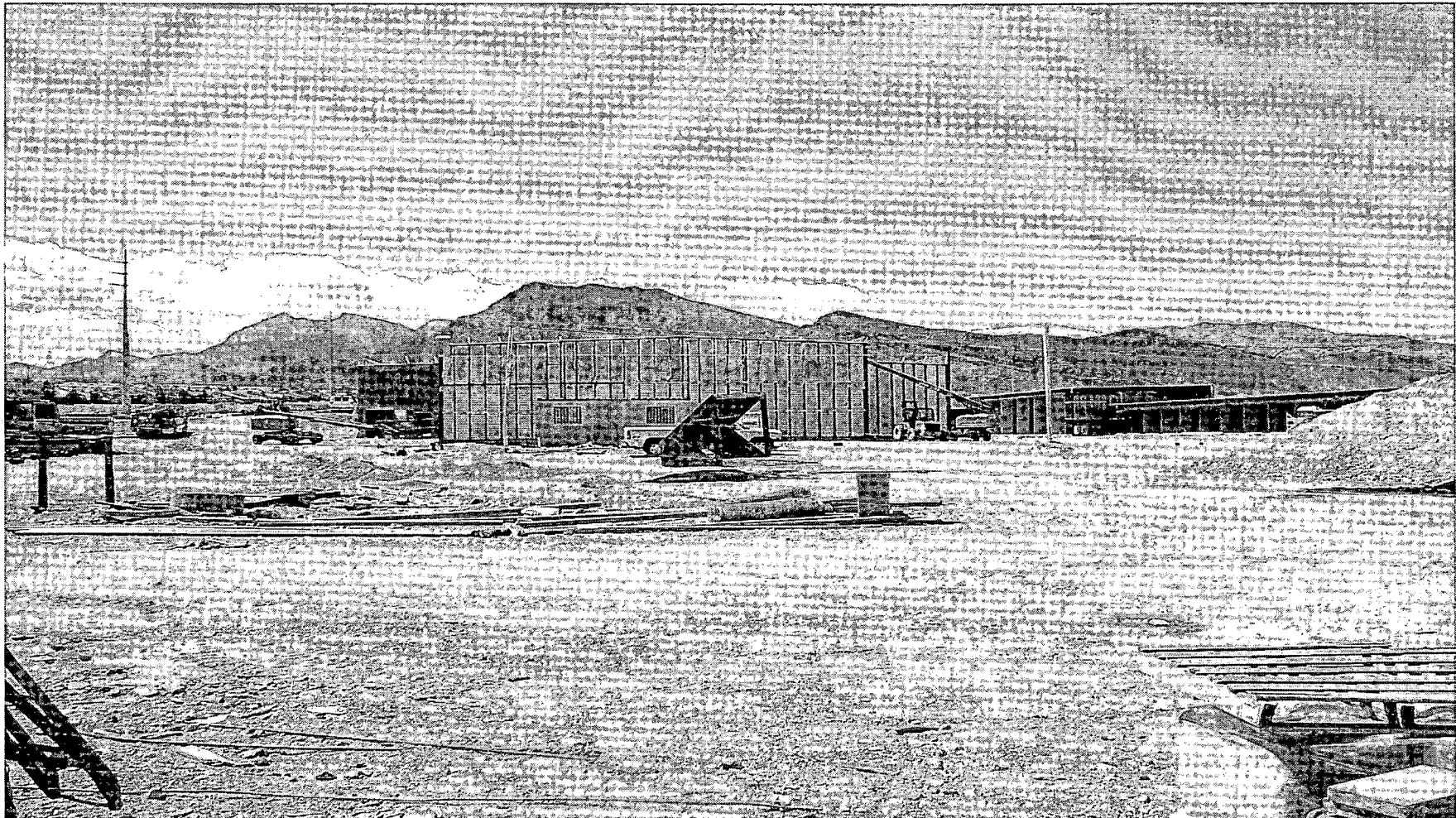
RV CANOPY
ELEVATIONS

SUP-4113
4-22-04 PC



SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4110, ZON-4111 AND SUP-4113 - PUBLIC HEARING - **SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**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:

BROWN – APPROVED subject to conditions and added conditions to read:

- *The driveway on Grand Canyon Drive shall be for exit only.*
- *There shall be a pork chop on the applicant's property within the driveway on Grand Canyon Drive to insure right hand turns only.*
- *There shall be a total of a 12-foot tall decorative block wall on Grand Canyon Drive and Cheyenne Avenue adjacent to the RV parking area. The wall shall consist of a two foot tall landscape wall setback approximately seven feet away from the back of the sidewalk. The landscape area adjacent to the sidewalk shall be planted with shrubs, ground cover and rock. A second wall at a height of ten feet shall be setback approximately seven feet away from the two-foot tall landscape wall. The area between the two walls shall be planted with 24-inch box trees.*
- *There shall be no freestanding light poles within the RV parking area. All lighting shall be security only and located underneath the covered RV parking roofs.*
- *There shall be nothing stored immediately adjacent to the wall on Grand Canyon Drive or Cheyenne Avenue that exceeds the height of the wall.*

– UNANIMOUS with MACK excused and Ward 2 seat vacant

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 154 – SDR-4112

MINUTES:

NOTE: See Item 151 [GPA-4110] for related discussion.

(3:49 – 4:06)

4-3111/5-1

CONDITIONS:

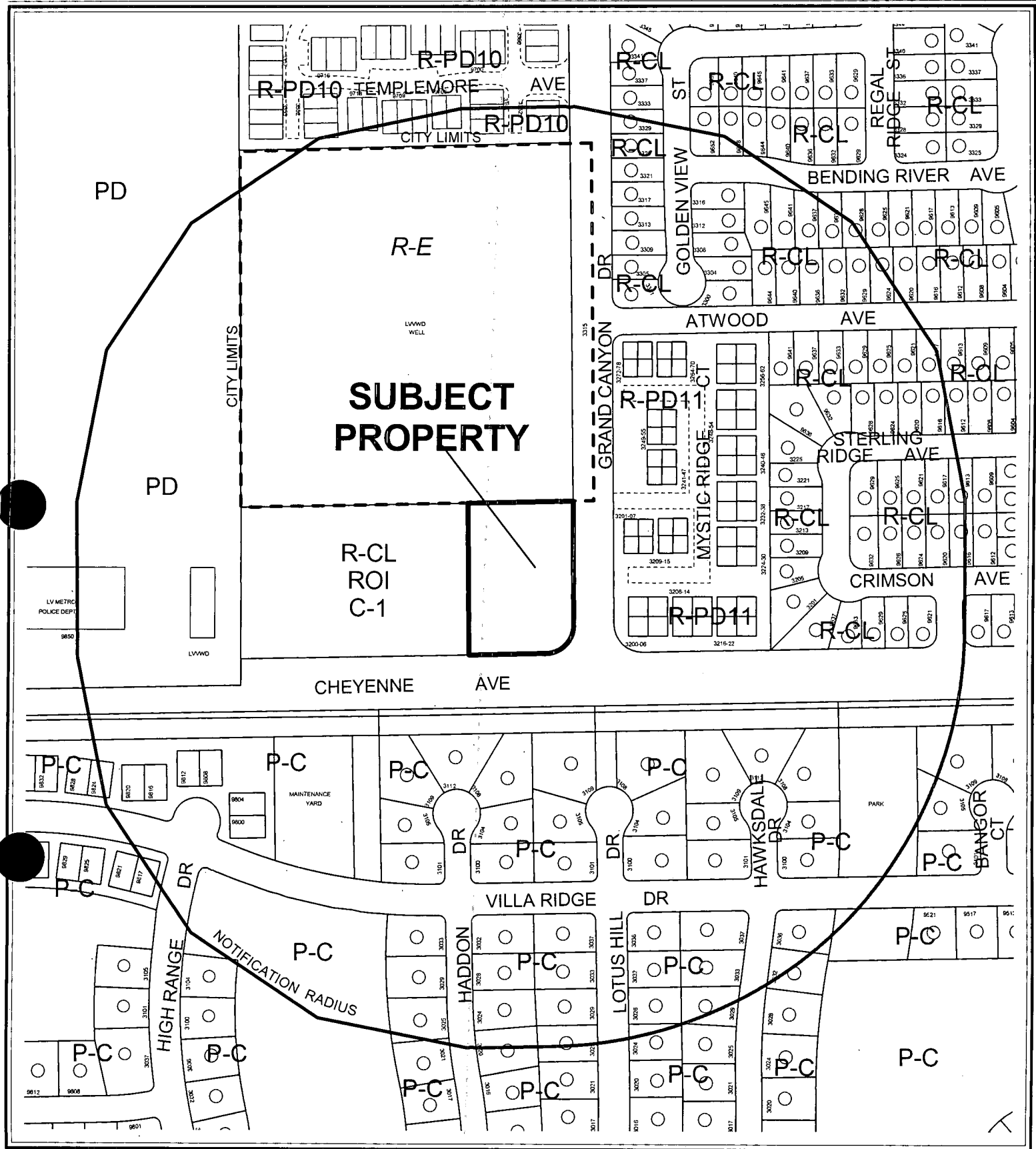
Planning and Development

1. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. 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.
6. 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 in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
7. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.
9. The elevations for the block wall shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or

CITY COUNCIL MEETING OF MAY 19, 2004
Planning and Development Department
Item 154 – SDR-4112

CONDITIONS - Continued:

- other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. 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. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
 11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 12. 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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 13. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
 14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.
 15. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
 17. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
 18. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.



CASE: SDR-4112

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-CL (SINGLE FAMILY COMPACT-LOT) UNDER RESOLUTION OF INTENT TO O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



154

AGENDA MEMO

CITYCOUNCIL MEETING DATE: MAY 19, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. 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.
6. 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 in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
7. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.

9. The elevations for the block wall shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. 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. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. 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. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
18. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for R-V parking and storage in association with an approved mini-storage facility on 1.33 acres. The property is located on the northwest corner of Cheyenne Avenue and Grand Canyon Drive. Related requests for a General Plan Amendment (GPA-4110), Rezoning (ZON-4111), and Special Use Permit (SUP- 4113) will also be considered on this agenda.

B) Applicant's Justification

The applicant has agreed to abide by all requirements and guidelines set by the city of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

- 10/26/00 The Planning Commission voted to Withdraw With Prejudice a request to rezone this property from R-CL (Residential – Compact Lot) to C-2 (General Commercial) [Z-0085-00].
- 1/08/03 The City Council approved a rezoning request (Z-0079-02) on this site to O (Office), and C-1 (Limited Commercial) on the parcel to the west. The Planning Commission recommended approval, staff recommended denial.
- 04/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-4110) from O (Office) to SC (Service Commercial); a Rezoning request (ZON-4111) from R-CL (Single Family Compact-Lot) to C-1 (Limited Commercial); and a Special Use Permit (SUP-4113) for a mini-warehouse and recreational vehicle and boat storage.
- 04/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item# 45/sr)

B) Pre-Application Meeting

- 03/12/04 During the pre-application conference zoning issues on the site and the need for related applications were discussed.

C) Neighborhood Meetings

03/29/04 The neighborhood meeting was held with the surrounding property owners. There were approximately 25 to 30 people in attendance and they had the following comments:

- They were upset that the property was proposed for R-V storage rather than the office building that was previously proposed.
- The facility will provide very little neighborhood benefit.
- They were concerned with the possible late hours of operation.
- The site has apparently been raised to a higher elevation than they were expecting.
- They did not want re-fueling, service, or repairs to take place there.
- There was concern about the potential size of the boats and R-Vs.
- The condominiums on the east side of Grand Canyon Drive would have a view into site from the second floor.
- They did not want excessive lighting.
- The neighbors requested a second meeting and the applicants said they would oblige them.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.33 acres

B) Existing Land Use

Subject Property	Undeveloped
North	Las Vegas Valley Water District Well Site
South	Single-family Residential
East	Single-family Attached Residential
West	Undeveloped (approved for mini-storage)

C) Planned Land Use

Subject Property	O (Office)
North	PF (Public Facility)
South	ML (Medium-Low Density Residential)
East	MLA (Medium-Low Attached Density Residential)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	R-CL (Residential-Compact Lot) under resolution of intent to O (Office)
North	R-E (Rural Estates) [Clark County designation]
South	P-C (Planned Community)
East	R-PD11 (Residential Planned Development – 11 units per acre)
West	R-CL (Residential-Compact Lot) under resolution of intent to C-1 (Limited Commercial)

E) General Plan Compliance

The subject parcel is within the Centennial Hills Sector Plan area. A related request (GPA-4110) has been submitted to amend the land use designation on the site to SC (Service Commercial). That designation supports the proposed development upon approval of a rezoning to C-1 (Limited Commercial) [ZON-4111] and a Special Use Permit (SUP-4113) for a mini-warehouse and recreational/ boat storage.

INTERAGENCY ISSUES

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

Requests for a Special Use Permit, which the proposed use requires, within 500 feet of the jurisdiction of Clark County qualify as Projects of Regional Significance.

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 has yet to be received.

PROJECT DESCRIPTION

The site plan depicts covered R-V parking in two islands as well as along the northern boundary of the property. Additional vehicle parking is provided along the southern and eastern boundaries. A 15-foot wide landscape area is shown along Cheyenne Avenue and Grand Canyon Drive with an eight-foot high block wall around the entire perimeter. This project will be in conjunction with the approved mini-storage facility to the east, with which it will share parking and access.

Gated access is proposed off both Cheyenne Avenue and Grand Canyon Drive. Public Works has provided a condition regarding the location of the gate. There will also be ungated access off of Cheyenne Avenue.

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		N/A
Min. Lot Width	100 Feet	201 feet	Y
Min. Setbacks			
• Front	20Feet	70 feet	Y
• Side	10 Feet	30 feet	Y
• Corner	15 Feet	50 feet	Y
• Rear	20 Feet	70 feet	Y
Max. Lot Coverage	50 %	47.6%	Y
Max. Building Height	None	N/A	N/A
Trash Enclosure	50 feet from residential	N/A	N/A
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Must be screened from view	N/A	N/A
Other ...			

Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

A2) Residential Adjacency Standards

The proposed development is in compliance with Residential Adjacency Standards as the structure is only 15 feet 3 inches in height.

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
R-V & Boat Storage	N/A	1/50 storage space, plus 5 on exterior of security fence	7	1	33	1

This proposal meets the requirements for the number of parking spaces. The required five spaces outside of the security fence are satisfied as part of the mini-storage facility with which this project is proposed to be developed. One of the proposed handicap-accessible spaces is not depicted with the required access aisles on both sides. Plans submitted for building permits will be required to show this space with both access aisles.

Some of these spaces will be lost to make room for required landscaping but there is an adequate number of extra spaces to accommodate the additional landscaping.

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 Tree/ 6 Spaces	6 Trees	0
Buffer:			
• Min. Trees	1 Trees/20 Linear Feet	24 Trees	22 Trees
• Min. Zone Width	15 Feet		15 Feet
• Wall height	8 Feet		8 Feet

Additional trees will need to be provided in the perimeter landscape area as well as within the internal parking area. A condition to address this is included in the report.

A5) Sign Standards

No signage is proposed as part of this request. Since this project is in conjunction with the adjacent mini-storage development, pursuant to Title 19.14, a Master Sign Plan is required prior to the issuance of a Certificate of Occupancy for any building on the site.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-CL (Residential – Compact Lot) under resolution of intent to O (Office). A request to rezone (ZON-4111) the property to C-1 (Limited Commercial), which supports this use upon approval of a Special Use Permit, is also on this agenda. A Special Use Permit application (SUP-4113) was filed as a companion request to permit the mini-warehouse/RV storage use.

- Site Plan

The site plan is in substantial conformance with the requirements of Title 19 with regard to setbacks, building height, and parking.

- Waivers

The applicant has not requested any waivers as part of this application.

- Landscape Plan

The site plan does not depict landscape fingers in the internal parking area. These are required at the rate of one tree for every six spaces. A minimum of two additional trees, as well as groundcover throughout, will also be required along the landscape perimeter area. Additional trees are recommended to help screen and improve the aesthetics of the project. A condition is included addressing these issues.

- Elevation

Because of the nature of this project and its proximity to residential uses, a strong emphasis needs to be placed on both building aesthetics and property line screening. While there is little opportunity for architectural enhancements with the covered parking structures, which are described as steel columns with a tan metal covering, the appearance of the perimeter wall is very important. There are three issues with the wall that will be addressed in the conditions of approval. First, the wall is proposed as tan colored smooth-face CMU block with contrasting tan-red colored split faced block. Title 19 requires that the entire wall be split faced or some other type of decorative block. Second, a decorative cap is required. Finally, the wall must also be designed with pilasters, with spacing not to exceed 24 feet on center, or some other type of architectural offset. These aesthetics are particularly important in this context, as the site is easily visible to the adjacent residential properties.

- Floor Plan

There are no floor plans involved with this project.

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 appropriate attention paid to design and aesthetic issues, the proposed development will be compatible with the surrounding area.

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;"**

Upon approval of the related applications for General Plan Amendment (GPA-4110), Rezoning (ZON-4111), and Special Use Permit (SUP-4113), the proposed development will be consistent with the Centennial Hills Sector Plan and Title 19. The site plan is in substantial conformance with Title 19's bulk requirements. Conditions of approval address landscape and architectural issues that will bring the plan into compliance with the Landscape, Wall, and Buffer Standards.

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

Both Grand Canyon Drive and Cheyenne Avenue have sufficient capacity to handle the traffic generated by the proposed use.

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

The materials are consistent with the structures of the area.

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

The design of the development is harmonious with existing development around the site.

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

The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

NOTICES MAILED 234 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-4112** APN: 138-07-401-013

Name of Property Owner: RANDY BLACK

Name of Applicant: RANDY BLACK

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: _____

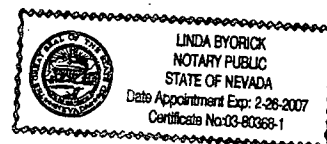
Signature of Property Owner/Authorized Agent: _____

Print Name: Robert L. Black, Sr.

Subscribed and sworn before me

This 10th day of March, 2004

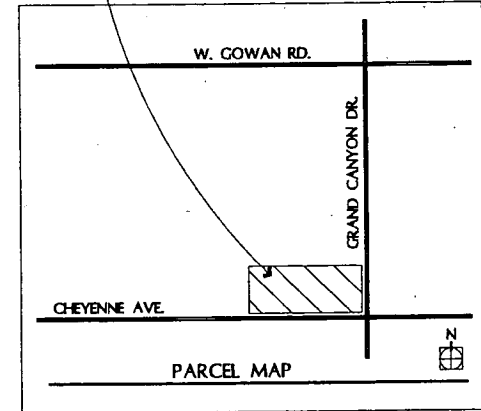
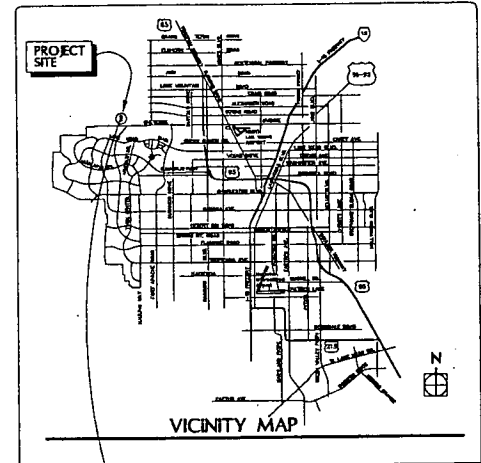
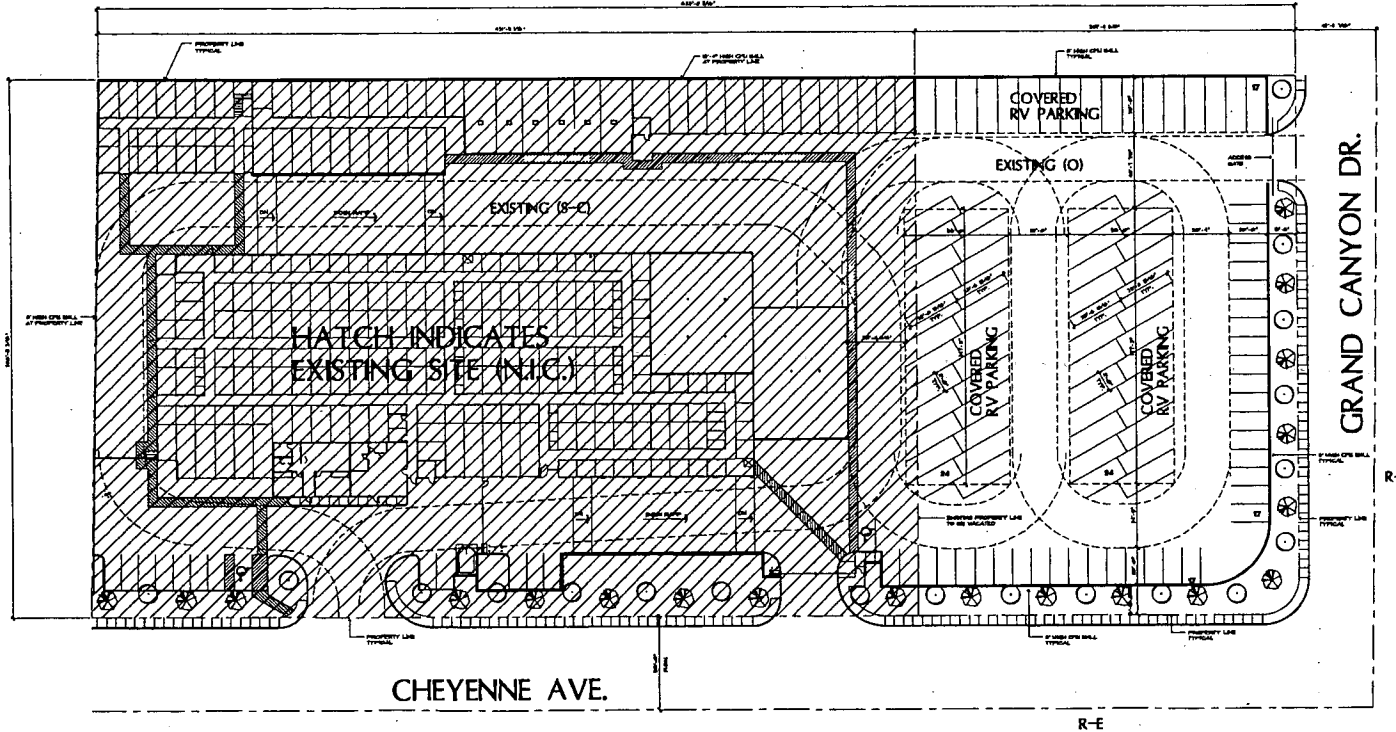
Andre Bepko
Notary Public in and for said County and State



SITE DATA

SITE AREA	125,471 SF	PARKING REQUIRED 1 / 500 UNITS	13 SPACES
	2.81 ACRES	PARKING PROVIDED	18 SPACES
BUILDING A		COVERED RV	65
FIRST FLOOR		UNCOVERED RV	34
OFFICE	12,000 SF		
APART.	3,000 SF		
RV STORAGE	1,000 SF		
		SITE COVERAGE	47.6%
SECOND FLOOR	34,124 SF		
TOTAL FLOOR	16,556 SF		
BUILDING B	11,885 SF		
TOTAL STORAGE SF	54,441 SF		

LAS VEGAS WATER DISTRICT



SCOTT L. BAKER,
ARCHITECT, INC.

CHEYENNE/GRAND CANYON - RV ADDITION

SITE AND LANDSCAPE PLAN

SCALE = 1" = 30'-0" PROJECT NO. 04-119 1.12.04

0 15 30 60 120

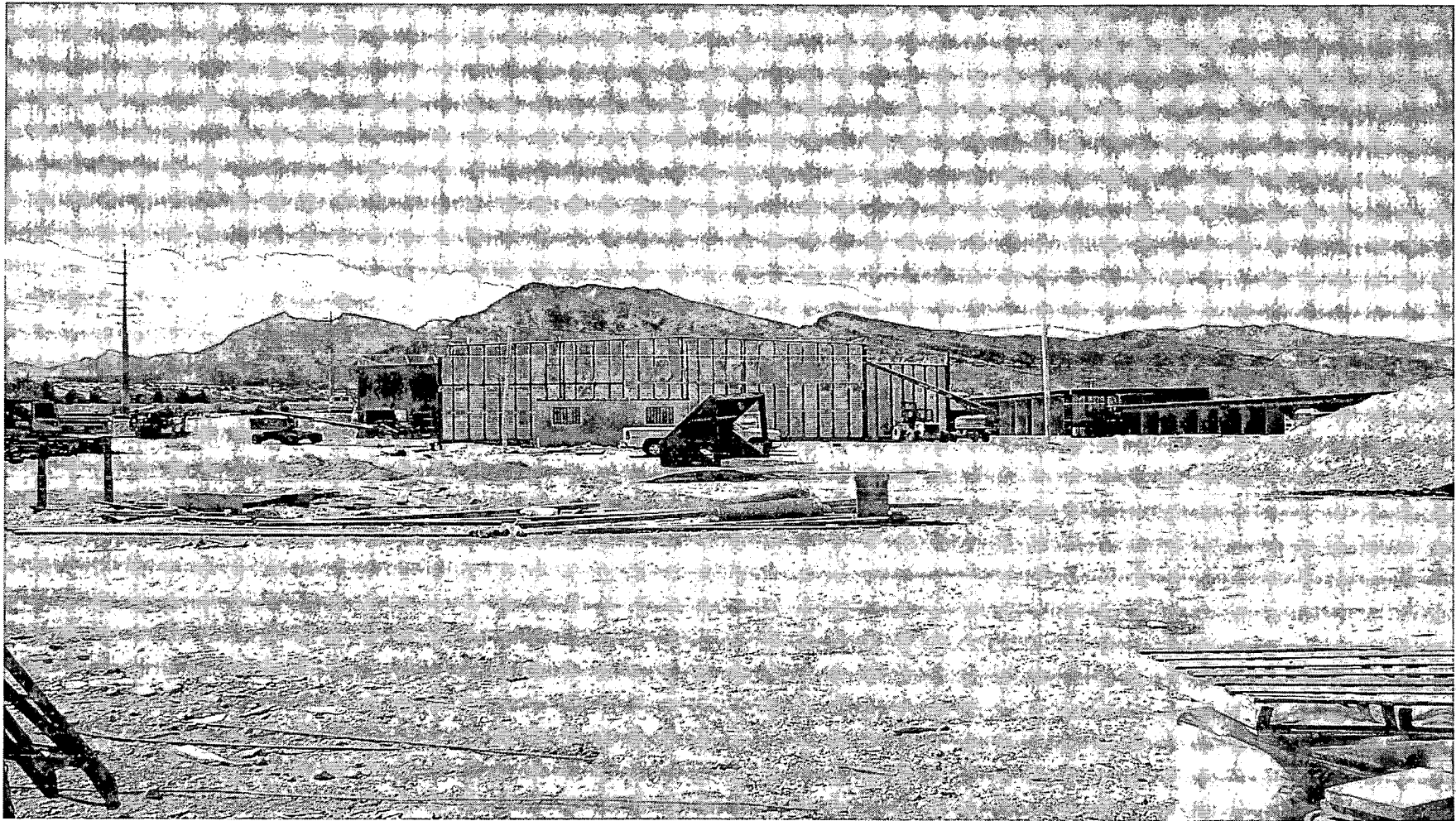
SITE AND
LANDSCAPE PLAN

SDR-4112
4-22-04 PC



SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04



SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND GRAND CANYON DRIVE
APRIL 22, 2004 PLANNING COMMISSION

4/9/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

DB 15 West Owens Avenue – 6/2/2004 Agenda

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 19, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

None.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 19, 2004

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

JOHNNY VENTURA, 601 Raintree Lane, commented on the ethics hearing. He told MAYOR GOODMAN that he wished he had been called as a witness for the defense. He would have attested to MAYOR GOODMAN'S love for his son. He explained that he supported the MAYOR because he represented family and leadership. He sympathized that Council members have to live in a fish bowl with every word and movement being scrutinized.

(4:06 – 4:09)

4-3111/5-1

TODD FARLOW, 240 North 19th Street, informed MAYOR GOODMAN that at the prior Council meeting, he had been thrown in jail by the City Marshals. He claimed nothing had happened, and it must have been a result of a previous conflict with Metro. MR. FARLOW told COUNCILMAN WEEKLY that he walked his precinct during the hot summer. He told COUNCILMAN REESE that he has supported him for his entire career as a Councilman. He informed MAYOR GOODMAN that he peruses the newspapers from other states and if he finds derogatory remarks about Las Vegas or the Mayor, he writes a letter to the editor disputing it. He expressed displeasure about the Council sitting by and allowing him to be arrested and incarcerated, and it left him speechless.

(4:09 – 4:10)

4-3111/5-1

RICHARD RUDIAK, 2244 Edgewood, thanked the Council for tabling Items 133 through 137. He confirmed that it would be heard at the June 2, 2004, Council Meeting at 1:00 p.m. He questioned the notification area and stated he only heard about this item from JUDGE MOSELY. He submitted a letter of opposition with four signatures and asked the City to notify residents located north of Sahara as far as Charleston about the June 2nd hearing date. DEPUTY CITY ATTORNEY BRYAN SCOTT explained for MR. RUDIAK that the requirement according to State Statute is 750 feet, and MR. CLAPSADDLE assured the Council that notification was done according to that statute. MAYOR GOODMAN told MR. RUDIAK that he knew JUDGE MOSELY was getting the word out to Council members and homeowners associations.

(4:10 – 4:13)

4-3111/5-1

City of Las Vegas

CITY COUNCIL MEETING OF MAY 19, 2004
Citizens Participation

MINUTES – Continued:

CARL MEDONICK, 433 North 12th Street, Apartment D, apologized for making the mistake of speaking during the hearing at the wrong time. He stated that the monorail will have many benefits and needs to be up and running immediately. He referenced the excellent mass transit system of San Francisco and the poor air quality of Las Vegas.

(4:13 – 4:14)

4-3111/5-1

STEVEN “CAPTAIN TRUTH” DEMPSEY, handed out flyers to MAYOR GOODMAN and COUNCILMAN WEEKLY. He commented on the ethics commission and that members found the Mayor to be in violation regardless of his feelings for his son. He referenced a Korean medical treatment that is used to eliminate drugs and alcohol from the blood system. He explained it is FDA approved and has been used in Korea for over 20 years. He also spoke about a previous speaker’s comments regarding honesty and integrity.

(4:14 – 4:18)

4-3111/5-1

MEETING ADJOURNED AT 4:18 p.m.

May 18, 2004

Councilman Michael Mack
Councilwoman Janet Moncrief
Councilman Larry Brown

Councilman Lawrence Weekly
Councilman Gary Reese

Re: May 19th, 2004 agenda item concerning the construction of commercial towers and parking facilities on the corner of Rancho and Sahara.

Dear Councilmen:

Please vote to REJECT the construction of multistory office towers with appurtenant parking facilities at the corner of Rancho Drive and Sahara Avenue.

The undersigned, as thirty to fifty year residents of the Scotch 80's, have been witness to a multitude of zoning variances and road alterations¹ that, cumulatively, have acted like cancer to diminish the quality of life in a prime residential and historic area of the city. This bold assertion can, in fact, be factually demonstrated. One only needs to look to the neighborhood of homes destroyed by the health corridor projects now existent north of Charleston between Rancho Drive and Shadow Lane to understand that, given time, whole residential regions can be annihilated by piecemeal changes of the type presently being considered.

In our view, the proposed project is of a kind that can only contribute to the erosion of the residential zones west and south of it. A commercial facility that must accommodate 1900 vehicles will stimulate a major increase in the volume of vehicular traffic down Rancho bringing with it increases in noise and a diminishment of public safety as cars speed through the nearby residential zones.

Further, to accommodate the project's commerce, a traffic light will be required a short distance north of the Sahara/Rancho intersection. In our opinion, there can be no justification for allowing the commercial financial interest of one property owner to further confound and juggernaut traffic at one of the most notoriously congested intersections in the city.

Argument is often made in chambers that the Las Vegas of today is not the same Las Vegas of fifty years ago and that the doctrine of changing circumstances will permit a valid consideration of the proposed project addressed by this letter.

Granted. The city has changed. However, much of the "character transformation" effecting life-quality in the city has come from individual, ill considered actions taken by the Council without a collective memory reference or cognizance by it (or support staff) of (a) how prior variances can cumulate to effect a detrimental toll on regions as a whole, and (b) its affront to earlier arrangements or record.

Indeed, the failure of any present council to honor the collective word of earlier councils serves to create a breach of the vital trust democratic peoples require between themselves and their elected representatives.

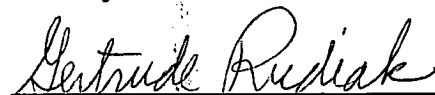
Submitted at City Council

Date 5/19/04 Item Citizens Participation

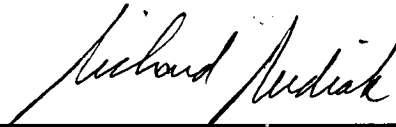
Therefore, perhaps even more important in the present instance than the traffic congestion and life-style degradation issues addressed before, are the concerns of how we as a community act to preserve the integrity of our local democratic processes. We believe that it is in the vital public interest that current rulings be made with appropriate weight afforded to preserving the fair expectation of citizens' that agreements memorialized into the public record by prior Councils may be reasonably relied upon and preserved.²

Please reject the present proposal to build high-rises with 1900 appurtenant parking spaces at the corner of Rancho and Sahara.

Thank you.



Gertrude Rudiak
2244 Edgewood Avenue
Las Vegas, Nevada



Richard Rudiak
2244 Edgewood Avenue
Las Vegas, Nevada



John Rentchler
1201 South Rancho
Las Vegas, Nevada



Geri Rentchler
1201 South Rancho
Las Vegas, Nevada

¹ The road changes over the years impacting the region have been numerous, though, at the time, many were deemed relatively minor. These changes include (as a partial list), cutting Oakey through to Wyoming over the rail road tracks; the construction of I-15 with on ramps and exits at Sahara and Charleston; the multiple widenings of Sahara, Charleston, and Rancho; taking down houses at the present intersection of Rancho and Charleston to extend Rancho northward towards Bonanza; extending Rancho south past Sahara; cutting Alta over the rail road tracks to connect it with the downtown district, and more.

² To cite just one example of public record where the Council has reversed itself, the small park appurtenant to the gas station at the corner of Rancho and Charleston was a negotiated settlement "green zone" established by agreement of the residents in the region, the gas station builders, and the Council then in office as a physical memorial separating "forever" commercial and professional intrusion further south on Rancho.