



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0593-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 847

PROTESTS 0

APPROVALS 0

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**** CONDITIONS ****

24-0593-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 12/12/24, and building elevations, date stamped on 11/21/24 except as amended by conditions herein.
3. A Waiver from Title 19.08 is hereby approved, to allow 37 parking lot island trees where 61 are required.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above the finished grade.
7. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

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8. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
 - Comply with the Approved Modifications as requested by the Providence Design Review Committee (DRC).
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Comply with the Approved Modifications as requested by the Providence Design Review Committee (DRC).
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width, and depth concurrent with the development of this site.
12. Unless otherwise allowed by the City Engineer, construct a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with the development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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15. Left turns in or out of this site are not permitted on Hualapai Way or Grand Teton Drive, unless specifically allowed in the approved Traffic Impact Analysis. If median openings are permitted, coordinate median landscape modifications with the Providence Master Association.
16. 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, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site. Coordinate drainage study results with The Clark County Regional Flood Control District.

Fire & Rescue

18. 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 ****

PROJECT DESCRIPTION

The applicant is proposing to develop a one-story 13,295 square-foot Las Vegas Metropolitan Police Substation and a Public Park on 7.50 acres at 10155 Grand Teton Drive and 7935 Hualapai Way.

ISSUES

- The subject site is located within the confinements of the La Madre Foothills area of the City of Las Vegas 2050 Master Plan.
- The project requires the approval of the Providence Design Review Committee. A conditional letter of approval dated 12/11/24 from the Providence Design Review Committee has been included with this application.
- A forthcoming Review of Condition (24-0594-ROC1) is scheduled for the City Council on the January 15th, 2025 agenda for a Review of Condition of Approval number five of an approved Site Development Plan Review (22-0347-SDR1) stating “a combination of decorative solid block wall and slotted fencing and/or wrought iron shall be used along the western and southern property lines to allow for visibility into the adjacent site. The applicant shall submit to the Department of Community Development perimeter wall cross sections and architectural elevations for review and approval prior to or at the same time application is made for a building permit”.
- A Waiver of Title 19.08 is requested to allow 37 parking lot island trees where 61 are required. Staff supports this request.

ANALYSIS

The subject site is comprised of one undeveloped 7.50-acre parcel located within the Cliff's Edge Master Plan area. The site is zoned PD (Planned Development) and has a Cliff's Edge Special Land Use designation of PF (Public Facility) and is subject to the development standards outlined in the Cliff's Edge Master Development Plan and Design Guidelines. The subject site has double frontages on both Grand Teton Drive and Hualapai Way. The applicant is proposing to develop a one-story 13,295 square-foot Las Vegas Metropolitan Police Substation and a Public Park.

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In the submitted justification letter, the applicant explains that these neighborhood-based police substations will house a reduced number of functions than a standard police substation. The Las Vegas Metropolitan Police Department intends to build more mini stations, allowing a reduced patrol area thus reducing response times to emergencies. The proposed development is the first new proposed mini substation within the greater Las Vegas Valley.

For the police substation, the building elevations demonstrate a 38-foot, single-story building primarily comprised of a variety of materials. The building primarily consists of CMU blocks, metal cladding, and stucco and is accented by steel columns. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. As for the park component, the only building features a combination restroom and storage room which uses honed and split face CMU and is accompanied by a metal fascia roofline and corrugated painted metal.

The submitted landscape plan indicates a variety of tree species used throughout the 7.50-acre subject site including 24-inch box Desert Willow, Blue Palo Verde, Chinese Pistache, Shoestring Acacia, Texas Mountain Laurel, and Mulga trees used throughout the site; all of which materials are included on the Cliff's Edge Master Development Plan and Design Guidelines. The Providence Design Review Committee has conditionally approved the proposed landscaping plan but has imposed conditions that allow conformance with the master-planned community's design theme; as such, a Condition of Approval has been added to comply with the approved modifications as requested by the Providence Design Review Committee.

Behind the metropolitan substation is a large secured surface parking lot. Typically, a landscape island is required for every six uncovered parking spaces; however, based on the operations of the proposed development, being a secured parking lot exclusively for police cars as well as their personal vehicles, A Waiver is requested allowing deviation from this standard. The lack of parking lot trees will have a minimum, impact to the site as this parking lot is not for public use nor visible from public view.

City of Las Vegas 2050 Master Plan

The subject site is located within the La Madre Foothills area of the City of Las Vegas 2050 Master Plan. The City of Las Vegas 2050 Master Plan indicates that a new Las Vegas Metropolitan Police Station is needed in the La Madre Foothills area to serve the City's rapidly growing northwest population.

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Parks and open space are a major component of the 2050 Master Plan as well. Access to parks and open spaces are important for the quality of life of residents. While the overall quantity of open space is important, the proximity and quantity within short, walking distances of residences is most essential. The 2050 Master Plan includes a target goal of providing seven acres of accessible park space for every 1,000 residents living within a quarter mile. Currently, La Madre Foothills only provides 0.80 acres for every 1,000 residents but it is on track to meet this goal. The proposed park will add two additional public park acres to the La Madre Foothills area.

A newer element the City is incorporating into park design is creative exercise opportunities, encouraging a healthy and active lifestyle. The proposed park features a skate park, two playgrounds, a fitness obstacle course, a walking trail, 22,433 square feet of turf area, and complimentary amenities such as barbeque grills, picnic pavilions, and bike racks. While not programmed, the turf field is capable of accommodating large-scale outdoor activities.

The proposed development has received conditional approval from the Providence Design Review Committee. As the proposed Metropolitan Police Station and Public Park are supported by the City of Las Vegas 2050 Master Plan, staff recommends approval of this Site Development Plan Review request. If approved, subject to conditions.

FINDINGS (24-0593-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

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

The proposed civic development is compatible with adjacent development within the surrounding area of the subject site.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies, and standards;**

The City of Las Vegas 2050 Master Plan indicates that a new Las Vegas Metropolitan Police Station is needed in the La Madre Foothills area to serve the City's rapidly growing northwest population.

The 2050 Master Plan includes a target goal of providing seven acres of accessible park space for every 1,000 residents living within a quarter mile. The proposed park will add two additional public park acres to the La Madre Foothills area.

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

Site access is provided by Grand Teton Drive and Hualapai Way. Both of these 120-foot Primary Arterial Streets are adequate in size to serve the scale of the proposed development.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

The Providence Design Review Committee has conditionally approved the proposed landscaping plan but has imposed conditions that allow conformance with the master-planned community's design theme; as such, a Condition of Approval has been added to comply with the approved modifications as requested by the Providence Design Review Committee.

- 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;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/06/02	The City Council approved a Petition to Annex (A-0028-01(A)) a 10.00 acre property generally located on the southwest corner of Grand Teton Road and Hualapai Way. The Planning Commission recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0035-02) 1,187 acres generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission recommended approval.
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval of the request.
03/17/04	The City Council adopted the Cliff's Edge Development Agreement.

<i>Most Recent Change of Ownership</i>
There have been no changes in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no related building permits or business licenses associated with the subject site.

Pre-Application Meeting	
11/12/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed Las Vegas Metropolitan Police Substation and Public Park at the subject site.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/24	A routine field check was conducted at the subject site; nothing was noted of concern.

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Details of Application Request	
Site Area	
Net Acres	7.50

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PF (Public Facilities) - Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Beer/Wine Cooler Off-Sale Car Wash or Auto Detailing Gaming Establishment, Restricted	VC (Village Commercial) - Cliff's Edge Special Land Use Designation	
	Single, Family Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South		ML (Medium Low) - Cliff's Edge Special Land Use Designation	PD (Planned Development)
East		ML (Medium Low) - Grand Teton Village Special Land Use Designation	
		VC (Village Commercial) - Cliff's Edge Special Land Use Designation	
West	Single, Family Detached	M (Medium) - Cliff's Edge Special Land Use Designation	

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: La Madre Foothills	Y
Cliff's Edge (Providence)	Y
Northwest Open Space Plan	Y
Cliff's Edge Master Development Plan and Design Guidelines	Y

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<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Shared Use Trail Proposed West Side of Hualapai Way)	Y
Trails (Shared Use Trail Constructed South Side of Grand Teton Drive)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	326,700 SF	Y
Min. Lot Width	340 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	109 Feet 125 Feet 158 Feet 92 Feet	Y Y Y Y
Min. Distance Between Buildings	363 Feet	Y
Max. Lot Coverage	4.06%	Y
Max. Building Height	38 Feet	Y
Trash Enclosure	<p>Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development.</p> <p>All trash enclosures shall have opaque metal gates that are designed consistent with the development.</p> <p>Each trash enclosure shall have a lighted access that meets federal accessibility standards.</p>	By Condition By Condition By Condition
Mech. Equipment	Screened	Y

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Pursuant to Cliff's Edge Master Development Plan and Design Guidelines, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• South	1 Tree / 20 Linear Feet	30 Trees	31 Trees	Y
• East	1 Tree / 20 Linear Feet	13 Trees	26 Trees	Y
• West	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
TOTAL PERIMETER TREES		97 Trees	111 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	61 Trees	37 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		15 Feet		Y
• South		15 Feet		Y
• East		11 Feet		Y
• West		15 Feet		Y
Wall Height	6 to 8 Feet Adjacent to Residential			Existing

**The Providence Design Review Committee has conditionally approved the proposed landscaping plan; the large secured surface parking lot parking lot is exclusively for police cars as well as their personal vehicles. Staff supports this Waiver request*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Teton Drive	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	120	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Park or Playground	2.11 Acres	2 per acre	4				
Park or Playground (Skate Park)	1 Skate Park	4 per court	4				
Park or Playground (Fitness Course)	1 Fitness Course	4 per court	4				
Government Facility	13,295 SF	1 per 300 SF	44.31				
TOTAL SPACES REQUIRED			56		361		Y
Regular and Handicap Spaces Required			53	3	353	8	Y
Loading Spaces			1				Y

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Department of Public Works Traffic Study

Site Development Plan Review for a Proposed 13,295 Square-Foot Police Substation				
Proposed Use				
Average Daily Traffic (ADT)	GOVERNMENT OFFICE	13.295	22.59	300
AM Peak Hour	BUILDING		3.34	44
PM Peak Hour	[1000 SF]		1.71	23
Existing Traffic on Nearby Streets				
Grand Teton Drive				
Average Daily Traffic (ADT)			4,552	
PM Peak Hour (Heaviest 60 Minutes)			364	
Hualapai Way				
Average Daily Traffic (ADT)			11,652	
PM Peak Hour (heaviest 60 minutes)			932	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Grand Teton Drive			35,490	
Hualapai Way			35,490	
Summary				
This project is expected to add an additional 300 trips per day on Grand Teton Drive and Hualapai Way. Currently, Grand Teton Drive is at about 13 percent of capacity and Hualapai Way is at about 33 percent of capacity. With this project, Grand Teton Drive is expected to be at about 14 percent of capacity and Hualapai Way is expected to be at about 34 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 44 additional peak hour trips, or about three every four minutes.				

Waivers		
Requirement	Request	Staff Recommendation
In the parking lot area, one tree is required for every six uncovered parking spaces.	To allow 37 parking lot island trees where 61 are required.	Approval