

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JULY 12, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ROC-14027 - APPLICANT: PN II, INC. - OWNER: PULTE HOMES, INC.**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. Condition Number 13 of Site Development Plan Review (SDR-9095) shall be amended to state The standards for this development shall include the following: Minimum lot size of 8,500 square feet, minimum distance between buildings of 14 feet, and building heights shall not exceed two stories or 35 feet, whichever is less.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-9095).

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request for a Review of Condition Number 13 of an approved Site Development Plan Review (SDR-9095) to amend condition number 13 to allow a minimum lot size of 8,500 square feet where 10,003 was required for a proposed residential subdivision on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard.

**EXECUTIVE SUMMARY**

The Site Development Plan Review (SDR-9095) was approved on 01/04/06 to accompany Rezoning (ZON-9093). Condition Number 13 required a minimum lot size of 10,003 square feet. The applicant is requesting the subject Review of Condition to decrease the minimum lot size to 8,500 square feet, which is consistent with the approved Site Development Plan Review (SDR-9095).

**BACKGROUND INFORMATION**

***A) Related Actions***

- 08/18/04      The City Council approved the request for a Site Development Plan Review (Phase I) for a 27-lot single-family residential subdivision on 18.2 acres adjacent to the southeast corner of Iron Mountain Road and Jones Boulevard (SDR-4198), with this application a Rezoning (ZON-4200) to R-PD2 (Residential Planned Development 2 Units Per Acre) was also approved. The Planning Commission recommended approval and staff recommended denial on 07/08/04.
- 11/03/04      The City Council approved the request to annex 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (ANX-4777). The Planning Commission and staff recommended approval on 8/26/04.
- 12/01/04      The City Council approved a request for Site Development Plan Review (SDR5304) for Phase II of a single family residential that included 33 lots on 15.79 acres. The City Council also approved a related Variance (VAR-5306) to reduce the amount of required open space to 0 acres and a Rezoning (ZON-5302) of the properties to R-PD2 (Residential Planned Development 2 Units Per Acre). The Planning Commission and staff recommended approval for these cases on 11/04/04.
- 04/28/05      The Planning Commission approved a Tentative Map (TMP-6271) for a 60-lot single-family residential subdivision on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. Staff recommended approval of this request.

- 01/04/06 The City Council approved a Site Development Plan Review (SDR-9095) for an 83 -lot single family residential development and a Rezoning (ZON-9093) Request for Rezoning from R-PD2 (Residential Planned Development - 2 Units per Acre) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 33.39 acres on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. The Planning Commission recommended approval, but staff recommended denial on 12/01/05.
- 03/09/06 The Planning Commission approved a Variance (VAR-11387) that allowed no open space where 55,364 square feet is required on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and North Jones Boulevard. Staff recommended approval of the subject case.
- 04/13/06 The Planning Commission approved a Tentative Map (TMP-12092) for a 77 lot single family residential subdivision on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard. Staff recommended approval of the subject case.

***B) Pre-Application Meeting***

A pre-application meeting is not required for this application.

***C) Neighborhood Meetings***

A neighborhood meeting is not required for this application, nor was one held.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Net Acres: 33.39 acres

***B) Existing Land Use***

Subject Property: Undeveloped  
North: Undeveloped  
South: Undeveloped  
East: Undeveloped  
West: Undeveloped  
Single-Family Residential

***C) Planned Land Use***

Subject Property: DR (Desert Rural Density Residential)  
RNP (Rural Neighborhood Preservation)  
R-E (Residence Estates)  
North: PR-OS (Parks/Recreation/Open Space)  
South: County R-E (Rural Estates Residential)  
RNP (Rural Neighborhood Preservation)

East: R (Rural Density Residential)  
 West: County R-E (Rural Estates Residential)  
 RNP (Rural Neighborhood Preservation)

**D) Existing Zoning**

Subject Property: R-PD2 (Residential Planned Development 2 Units Per Acre)  
 North: R-E (Residence Estates)  
 South: County R-E (Rural Estates Residential)  
 East: R-PD3 (Residential Planned Development - 3 Units Per Acre)  
 West: County R-E (Rural Estates Residential)

**E) General Plan Compliance**

The subject site is located within the Centennial Hills Sector of the General Plan with RNP (Rural Neighborhood Preservation), DR (Desert Rural Density Residential) and R-E (Residence Estates) land use designations. The R-PD2 (Residential Planned Development - 2 Units per Acre) zoning district is consistent with the proposed General Plan designations.

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

**ANALYSIS**

**A) General Analysis and Discussion**

The applicant is requesting the subject Review of Condition Number 13 to allow a minimum lot size of 8,500 square feet, which is consistent with the approved Site Development Plan Review (SDR-9095) four foot front yard setback and three story homes. The Review of Condition can be supported as the minimum lot size will match the approved Site Development Plan Review.

- Conditions of Approval from Site Development Plan Review (SDR-9095)

**Planning and Development**

1. All perimeter lots shall have a minimum lot size of 18,000 net square feet.
2. A minimum 10-foot wide equestrian access shall be provided from the project interior to the park to the north, subject to the approval of the Planning and Development Department.

3. The perimeter wall along Maverick Street and the southwest property line down to Brent Lane shall be decorative block, eight feet in height.
4. Lots 56 and 57 of the site plan date stamped 12/30/05 shall be limited to single story structures.
5. There shall be no streetlights on interior private streets.
6. Landscaping shall be installed on the north side of Brent Lane in a 6-foot wide planter with 24-inch box trees every 30 linear feet on center. Four five gallon shrubs shall be planted around each tree. All landscaping shall be permanently maintained.
7. All lots minimum 18,000 square feet shall be allowed to maintain domestic animals pursuant to all City ordinances.
8. Equestrian access shall be provided along the utility easement between Lots 71 and 73.
9. A Rezoning (ZON-9093) to R-PD2 (Residential Planned Development 2 Units per Acre) Zoning District approved by the City Council.
10. The 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 of Las Vegas.
11. All development shall be in conformance with the site plan for a maximum of 77 units date stamped 12/30/05 and building elevations date stamped 09/01/05, except as amended by conditions herein. Application for an approval of a Variance for open space is required prior to submittal for plan check.
12. Models that have casitas as an option will not be permitted to have a kitchen within the casita.
13. The standards for this development shall include the following: Minimum lot size of 10,003 square feet, minimum distance between buildings of 14 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
14. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 7 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
15. The applicant shall construct the required 20-foot Multi-Use Transportation Trail along the south side of Iron Mountain Road. The trail is required to have the following components: a five-foot transition strip, a 10-foot public transportation trail, and a five-foot private landscaped corridor.

16. The conceptual landscape plan shall be revised and approved by the 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.
17. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
18. 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. The landscape plan shall include irrigation specifics.
19. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
20. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
21. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
22. Air conditioning units shall not be mounted on the rooftops.
23. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
24. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.
25. 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.
26. 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.
27. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

28. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
29. A Homeowners Association shall be established to maintain all 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.
30. 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.
31. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
32. 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.
33. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON9093 and all other subsequent applicable site-related actions.
34. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
35. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 3

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 214 by Planning Department

**APPROVALS**            0

**PROTESTS**            0