



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-14323 - APPLICANT/OWNER: CENTEX HOMES

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-14318), Rezoning (ZON-14321), Variance (VAR-14900), and Variance (VAR-14322) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan dated 7/27/06, landscape plan, and building elevations date stamped 6/13/06, except as amended by conditions herein.
4. A revised landscaping plan showing foundation landscaping and a site plan showing gated and roofed trash enclosures shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein.
5. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the inclusion of landscaping planters around the foundations of the buildings.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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. Prior to the submittal of a building permit application, 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway accessing Rock Springs Drive shall align with the driveway on the east side of Rock Springs Drive.
16. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. A Homeowners Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON14321 and all other applicable site-related actions
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed three-story, 92-unit residential condominium development on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard. GPA-14318, ZON-14321, VAR-14900, and VAR-14332 were filed as companion applications.

EXECUTIVE SUMMARY

The purpose of this request is to develop a vacant parcel just south of an existing commercial area along Lake Mead and west of Rock Springs. All of the current and proposed development around the site has been or will be limited to two stories in height. The proposed scope of the development will be more intense than the surrounding area, and does not comply with height or parking requirements. The recommendation is for denial.

BACKGROUND INFORMATION

A) Related Actions

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|----------|--|
| 08/07/91 | The City Council approved a rezoning (Z-0056-91) from N-U (Non-urban) to C-V (Civic). |
| 12/02/92 | The City Council approved an extension of time [Z-0056-91(1)] of an approved rezoning. |
| 01/19/94 | The City Council approval an extension of time [Z-0056-91(2)] of an approved rezoning. |
| 07/27/06 | The Planning Commission recommended approval of companion items GPA-14318, ZON-14321 and VAR-14322 concurrently with this application. |
| 07/27/06 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #42/kcw). |

B) Pre-Application Meeting

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|----------|--|
| 05/25/06 | A pre-application conference was held with applicant and the following was discussed: <ul style="list-style-type: none">▪ GPA of PF to H▪ Rezoning from U to R-4▪ Site Plan review for a 92 unit condo |
|----------|--|

- It is recommended that the GPA to be M (Medium), Rezone to R-3
- Redesign buildings to R-3 standards
- Traffic- the entryway is too short
- R-4 zoning will require compliance with setbacks
- Only one variance proposed
- Applicant will consider R-PD development

C) Neighborhood Meetings

06/26/06 A neighborhood meeting sponsored by the applicant was held at the Johnson Community Center, 340 Villa Monterey Drive. Four persons attended representing the applicant, but none of the invited public was in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.43 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Retail under construction
South	School
East	Retail
West	Offices

C) Planned Land Use

Subject Property	PF (Public Facilities)
North	SC (Service Commercial)
South	PF (Public Facilities)
East	SC (Service Commercial)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
North	U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) [SC (Service Commercial) Master Plan Designation]
South	U (Undeveloped) [PF (Public Facilities) Master Plan Designation]
East	C-1 (Limited Commercial)
West	C-1 (Limited Commercial)

E) General Plan Compliance

The Southwest Sector Map of the General Plan designates the parcel as PF (Public Facilities). The applicant has requested to change the land use designation to H (High Density Residential) to allow the proposed residential development. The density of the project will be consistent with the proposed land use designation for the property.

PROJECT DESCRIPTION

The purpose of this request is to develop a vacant parcel just south of a commercial area along Lake Mead and west of Rock Springs. The site plan shows three four-plexes along Rock Springs, four six-plexes along the rear property line, and four six-plexes and four eight-plexes in the center of the site. A single access is shown to Rock Springs and a 24-foot wide circular drive around the development. The four-plexes and eight-plexes in the center are clustered together with pathways separating each cluster. A pool is located near the entrance of the site. Most of the guest parking is situated along the north and south property lines. The elevations show two- and three-story multiplexes with garages and unit entrances on the first floor. The floor plans show a typical attached townhouse multiplex design with garages on the first floor, kitchen and living room on the second floor, and bedrooms on the third floor.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Square Feet	199,069 SF	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	11.39 Feet	Y
• Side	5 Feet	6.08 Feet	Y
• Corner	5 Feet	N/A	Y
• Rear	20 Feet	20 Feet	Y
• Between buildings	10 Feet	13.68 Feet	Y
Max. Lot Coverage	N/A	35.3%	N/A
Max. Building Height	2 Stories / 35 Feet	3 Stories	N
Trash Enclosure	Gated and Roofed	Gated	N
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Not shown	

The proposal needs the companion Variance (VAR-14323) from the height requirement, as two stories is the maximum allowed under the proposed R-4 zoning. A revised site plan shall be required prior to issue of building permits that shows the trash enclosures as gated and roofed per Title 19.08.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Studio/ One Bedroom Condo	N/A	1.25 spaces/ unit	23/1.25= 29			
Two Bedroom Condo	N/A	1.75 spaces/ unit	69/1.75= 121			
Guest spaces	N/A	1 space/ 6 units	92/6= 16			
TOTALS			166	6	153	6

The proposal requires a Variance from the requirements of Title 19.10 for parking. The floor plans show a use of tandem parking spaces in the single-car garage units where such is not allowed. The resulting configuration reduces those units to one car per unit. VAR-14900 was filed to address the issue.

All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

A4) Landscape Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1-24 inch box / 6 Spaces	19/6= 3.2 Trees	4
Buffer: • Min. Trees	1-24 inch box Tree/ 30 LF along streets 1-24 inch box Tree/ 30 LF along perimeter	1790/ 30= 59.7 Trees	107
• Min. Zone Width	10 Feet along streets 6 Feet along sides and rear		11.4 feet 6 feet
• Wall height	6 Feet		Not shown

The proposal meets the landscaping requirements of Title 19 for perimeter landscaping. The plan shall be revised to show landscaping around the building foundations.

A5) Sign Standards

Insufficient information was provided that would have facilitated the evaluation of proposed signage according to the Sign Standards of Title 19.14. A subsequent review of on-premises signage will be required upon the submittal of permits.

B) General Analysis and Discussion

•Zoning

The density of the project (20.1 du/ac) will conform to the R-4 (High Density Residential) density limit of 50 units per acre. The development conforms to the R-4 (High Density Residential) development standards, with the exception of the height limit, for which a Variance application (VAR-14322) has been submitted. However, the proposed rezoning will introduce a level of residential density that would be incompatible with the surrounding uses.

•Site Plan

The site plan shows three four-plexes along Rock Springs, four six-plexes along the rear property line, and four six-plexes and four eight-plexes in the center of the site. A single access driveway is shown to Rock Springs, and a 24-foot wide circular drive is provided around the development. The four-plexes and four eight-plexes in the center are clustered together with pathways between. A pool is located near the entrance of the site. Most of the guest parking is along the north and south property lines.

- Waivers

No waivers are part of this request.

- Landscape Plan

The landscaping plan shows a more than sufficient number of perimeter trees. The plan will need to be revised to show the landscape planters proposed around the foundations of the buildings.

- Elevation

The elevations show two- and three-story multiplexes with garages and unit entrances on the first floor. The height is shown at 35 feet, but the three-story design exceeds the two-story limitation of the proposed R-4 (High Density Residential) zoning.

- Floor Plan

The floor plans show a typical attached townhouse multiplex design with garages on the first floor, kitchen and living room on the second floor, and bedrooms on the third floors. The applicant has two garage designs: a typical two-car side by side design and a two-car tandem layout that is contrary to parking standards. A Variance application (VAR-14900) has been submitted to address the tandem parking arrangement.

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 height of the proposed development is greater than the existing development in the area, as evidenced by the need for a variance.

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 inconsistent with the General Plan, thus necessitating the General Plan Amendment. The proposal does not conform to Title 19 requirements, making the Variance for height and a Variance for parking necessary.

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

The 24-foot internal drive and location of onsite parking will not negatively impact the neighborhood.

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

The building and landscape materials are similar to those used elsewhere in the city; therefore, they are appropriate.

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 elevation design is harmonious and compatible with existing development in the neighborhood.

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

By conformance to conditions, appropriate measures will be taken to secure and protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

Condition #1 shall be amended to eliminate reference to VAR-14900.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 137 by Planning Department

APPROVALS 0

PROTESTS 0