



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-14314 - APPLICANT: BRIAN EHLERT - OWNER:
WESLEY E. AND SHARON FJARE GLOVER

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14315) and a Variance (VAR-14317) 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 and landscape plan date stamped 07/12/2006, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 16,518 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
5. The landscape buffers along Via Olivero Avenue and OBannon Drive shall each be designated as a separate common lot.
6. The setbacks for Lot 1 shall be 25 feet on the north side of the lot, 30 feet on the south side of the lot, and 10 feet on both the east and west side of the lot.
7. The setbacks for Lot 2 shall be 25 feet on the south side of the lot, 30 feet on the east side of the lot, and 10 feet on both the south and west side of the lot.
8. The setbacks for Lot 3 shall be 25 feet on the west side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and south side of the lot.
9. The setbacks for Lot 4 shall be 55 feet on the east side of the lot, 30 feet on the west side of the lot, and 10 feet on both the north and south side of the lot.
10. The setbacks for Lot 5 shall be 25 feet on the south side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and west side of the lot.

11. 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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. 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.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

18. The private access easement between Lot 3 and Lot 4 as shown on the revised site plan, date stamped July 12, 2006, shall be labeled on the Final Map as perpetual, irrevocable vehicular and pedestrian access. Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements shall also be granted as necessary.
19. 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.
20. A Homeowners Association shall be established to maintain all private roadways, landscaping and common areas created with this development.
21. 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.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON14315 and all other applicable site-related actions
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
24. 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 application is a request for a Site Development Plan Review for a proposed five lot single family custom home residential subdivision on 2.37 acres adjacent to the north side of Via Olivero Avenue approximately 320 feet east of Lisa Lane. This project also includes two common lots (a 6-Foot landscape buffer along OBannon Drive and a 6-Foot landscape buffer along Via Olivero Avenue).

EXECUTIVE SUMMARY

The proposed five-lot single family residential subdivision is accompanied by several companion applications, a Variance (VAR-14317) to allow a 2.37-acre R-PD (Residential Planned Development) zoning district where five acres is the minimum site area required, and a Rezoning (ZON-14315) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre).

The proposed five-lot subdivision with an average lot size of 20,392 square feet with an overall density of 2 units per acre is appropriate and compatible with the surrounding land use in the area. Lot 4 will include a private access easement granting access to Via Olivero Avenue for Lot 3. Two 6 landscape buffers, one along OBannon Drive and one along Via Olivero Avenue will be established as common lots.

BACKGROUND INFORMATION

A) Related Actions

- 02/04/87 The subject parcels were annexed into the City of Las Vegas [A-9-98(A)].
- 03/12/92 The Las Vegas Planning Commission adopted the City of Las Vegas General Plan. The subject parcels are designated for Rural Residential land uses, with a maximum density of 3.5 units per net acre.
- 11/23/98 The Las Vegas City Council adopted a General Plan Amendment (GPA-0027-98) to Amend a portion of the Southwest Sector of the General Plan on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, From: R (Rural Density Residential) To: DR (Desert Rural Density Residential).

- 07/27/06 The Planning Commission recommended approval of companion items ZON-14315 and VAR-14317 concurrently with this application.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #75/rl).

B) Pre-Application Meeting

- 03/06/06 The applicant was advised of the submission requirements for the related applications for this project. Public works advised the applicant regarding drainage concerns.
- 05/01/06 A follow-up meeting to address the drainage concerns was conducted.
- 07/06/06 An additional follow-up meeting was held to discuss the lot design and street access.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.59
Net Acres: 2.37

B) Existing Land Use

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

C) Planned Land Use

Subject Property: DR (Desert Rural Density Residential)
North: DR (Desert Rural Density Residential)
South: M (Medium Density Residential)
East: DR (Desert Rural Density Residential)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)

North: R-E (Residence Estates)

South: R-PD13 (Residential Planned Development 13 Units Per Acre)

East: R-PD2 (Residential Planned Development 2 Units Per Acre)

West: R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a DR (Desert Rural Density Residential) land use designation, which allows for residential development of up to 2.49 units per acre. The proposed rezoning to R-PD2 (Residential Planned Development 2 Units Per Acre) zoning is district is consistent with the General Plan Designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06 allows the developer to establish development standards for the subject proposal:

Standards	Provided
Min. Lot Size	16,518 Feet
Min. Lot Width	121.94 Feet
Min. Setbacks	
• Front	25 Feet
• Side	10 Feet
• Rear	30 Feet
Max. Building Height	35 Feet

The R-PD2 (Residential Planned Development - 2 Units Per Acre) zoning district allows the applicant to define the development standards. As such, if approved, the above standards will comply with those proposed for the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that are applicable to this project.

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees	1 per 30 Linear Feet	10	10 trees 1 per 30 Linear Feet
• Min. Zone Width	6 Feet along both OBannon Drive and along Via Olivero Avenue		6 feet

An R-PD (Residential Planned Development) development is only required to provide open space if it contains 12 or more lots. As this development is proposed to be five lots, it does not require open space. In order to meet the landscape buffer requirements along Via Olivero Avenue and OBannon Drive, the applicant has designated each area as a separate common lot.

B) General Analysis and Discussion

•Zoning

With the approval of the companion Rezoning (ZON-14315) and Variance (VAR-14317) applications, the subject site will be zoned as R-PD2 (Residential Planned Development - 2 Units Per Acre). The proposed Site Development Plan conforms to the proposed zoning for the site.

•Site Plan

The site plan for this development shows five lots, plus three common lots, one which is the private drive and the others are the landscape buffers along both Via Olivero Avenue and OBannon Drive. The five building lots vary from 16,518 to 24,035 square feet. Two homes will be directly accessed from OBannon Drive and the other homes will be accessed from Via Olivero Avenue. Lot 5 will have direct access to Via Olivero Avenue, and Lots 3 and 4 will share a private access easement along the easternmost 30 Feet of the flag-shaped Lot 4. As this is an R-PD (Residential Planned Development) development, the applicant has defined the standards in regards to setbacks, lot size, and lot width. The proposed setbacks are consistent with R-E standards.

- Landscape Plan

As the site is adjacent to both OBannon Drive and Via Olivero Avenue, the site is subject to landscape standards require per Title 19.12. The Landscape Plan for the proposed development shows two six-foot wide landscape buffers along the property abutting OBannon Drive and Via Olivero Avenue with 5 trees (24 Box) along each street spaced at 30 feet on-center. These buffers will be mapped as common lots.

- Elevation

No elevations have been submitted as a part of this Site Development Plan Review, therefore this application will be conditioned so the dwellings do not exceed two stories or 35 feet whichever is less.

- Floor Plan

No Floor Plans have been submitted as a part of this Site Development Plan Review. Elevations and floor plans will be reviewed upon the submittal of a building permit application.

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 R-E (Residence Estates) and R-PD2 (Residential Planned Development 2 Units Per Acre) lots located immediately adjacent to the site contain homes on lots comparable in size to those proposed by the site plan for this rezoning application. As such, the single-family units proposed 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;**

The proposed zoning district R-PD2 (Residential Planned Development - 2 Units per Acre) conforms to the DR (Desert Rural Density Residential) General Plan designation. The landscape plan as submitted meets the standards of Title 19.12.

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

The site plan for this subdivision allows only two lots to access OBannon Drive with no through connection to Via Olivero Avenue. The remaining three lots will access only Via Olivero Avenue. Lots 3 and 4 will share access to Via Olivero Avenue across a private access easement granted to Lot 3 across the easternmost portion of Lot 4. The development is small and circulation problems for traffic in the area would be minimal, if any.

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

The submitted landscaping plan conforms to all minimum spacing and size standards for residential planned developments. Building materials have not been submitted for this development, most likely as a result of the proposed lots being developed with custom homes.

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;

No building elevations have been submitted for this development, most likely as a result of the proposed lots being developed with custom homes.

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

The proposed development will have privately maintained landscape areas and a private drive and will not compromise the public health or safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 261 by Planning Department

APPROVALS 0

PROTESTS 0