

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-14795 - APPLICANT/OWNER: MARISELA CARDONA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-14796), Waiver (WVR-15056), and Variance (VAR-14797) 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 date stamped 7/11/06, landscape plan and building elevations date stamped 6/28/06, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, and 15 feet in the rear. Detached accessory structures depicted on the site plan and the elevations shall adhere to the aforementioned development standards.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. 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.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.

10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The private drive as shown will require an approved waiver for a drive length in excess of 200 feet. If a waiver is not approved this site plan shall be null and void or the site must be redesigned to meet current codes.
13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
14. A Homeowners 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.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
16. Site development to comply with all applicable conditions of approval for ZON-14796 and all other subsequent site-related actions.
17. 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 eight lot residential subdivision on 1.62 acres at 814 North Tonopah Drive.

EXECUTIVE SUMMARY

Staff supports infill development projects such as this one as it will be compatible with the surrounding neighborhood and provide additional housing choices for residents and potential residents. This project will improve the surrounding neighborhood and will meet all of the applicable development standards for R-PD5 developments. Staff supports the request.

BACKGROUND INFORMATION

A) Related Actions

08/10/06 The Planning Commission recommended approval of companion items ZON-14796, VAR-14797 and WVR-15056 concurrently with this application.

08/10/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/stf).

*It should be noted that a previous project proposed on the site (a high density, 32-unit condominium project) received a denial recommendation from the Planning Commission on 04/27/06. The applicant then pulled the proposal.

B) Pre-Application Meeting

06/14/06 A pre-application meeting with the applicant was held and the following items were discussed:

- Staff gave the applicant a variety of options regarding zoning possibilities for the site.
- Staff informed the applicant of the submittal requirements for the appropriate applicants needed to develop the site.

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

Net Acres: 1.62

B) Existing Land Use

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

C) Planned Land Use

Subject Property: MXU (Mixed Use)
North: MXU (Mixed Use)
South: MXU (Mixed Use)
East: MXU (Mixed Use)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-3 (Medium Density Residential)
South: R-PD3 (Residential Planned Development 3 Units per Acre)
East: R-E (Residence Estates)
West: R-3 (Medium Density Residential); R-PD16 (Residential Planned Development 16 Units per Acre)

E) General Plan Compliance

The subject site is located within the Downtown Redevelopment Plan area. Within that area, it has a land use designation of MXU (Mixed Use). The Mixed Use designation allows for a mix of uses that are normally allowed within the L, ML, M, H, O, SC, and GC designations. The applicant has requested a change of zoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development 5 Units per Acre). This zoning category complies with the MXU designation.

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

Downtown Redevelopment Plan Area

The subject site is located within the Downtown Redevelopment Plan area. No additional development standards will be placed on the project as a result of this designation. Rather, this designation targets areas in need of heightened development efforts.

Airport Overlay District

The subject site is located within the North Las Vegas Airport Overlay District which restricts the height of structures to 140 feet. The subject proposal will be well under this maximum height allowed.

Rural Preservation Overlay District

The subject site is located in a Rural Preservation Overlay District buffer area. As such, good cause must be shown to exceed rural density. Staff finds that the fact that surrounding properties far exceed rural level densities represents such good cause for this project.

PROJECT DESCRIPTION

This is a proposal for an eight-lot, single-family residential subdivision. The request will add R-PD5 density development to an area surrounding by higher density residential development. Typical lot size in the development is approximately 7,254 square feet and it will have an overall density of approximately 4.9 units per acre.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to the subject proposal:

Standards	Provided	Compliance
Min. Setbacks		
• Front	20	Y
• Side	5	Y
• Rear	15	Y
Max. Building Height	2 stories, 29 Feet	Y

As the proposal is for an R-PD5 development, the applicant is able to submit his/her requested development standards for approval. Staff finds the above standards to be consistent with development in the area and provides sufficient protection for adjacent properties.

- R-PD ONLY

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

The subject proposal contains fewer than 12 lots. As such, open space standards contained in Title 19.06 do not apply. No common open space is proposed.

B) General Analysis and Discussion

- Zoning

The applicant is requesting a Rezoning to R-PD5 (ZON-14796). The proposal is consistent with the R-PD5 district as it allows applicants some latitude in developing a site. Specific to this development, no open space is required and the applicant has imposed development standards that are consistent with the surrounding area.

- Site Plan

Given the constraints of sites size, the applicant has depicted the eight building lots to be oriented along both sides of a private street running along the center of the parcel. The street exceeds the 200-foot length allowed by Title 18.12.105, but a Waiver (WVR-15056) has been submitted to allow relief of this requirement. Typical lot size is 7,254 feet and the overall density is approximately 4.9 dwelling units per acre.

- Waivers

No Title 19 waivers are required as part of this application. However, a formal Title 18 Waiver (WVR-15056) has been requested to allow a private drive to exceed 200 feet. The proposed length is approximately 392 feet with a cul-de-sac termination.

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- Landscape Plan

While there are no landscape standards applicable to single family developments, the applicant is providing a tree-lined buffer on the two home sites to be located along Tonopah.

- Elevation

The elevations depict both one and two story products. Both product types will have a garage. The two-story homes located along the cul-de-sac will have a detached structure for use as an additional garage or a casita (it will retain the setbacks listed above). All structures will have a concrete tile roof, a stucco exterior, and make use of contrasting colors to reduce visual monotony. The two-story products will also have wood shutters.

- Floor Plan

The two-story homes will provide three bedrooms with a den that could be converted to a fourth bedroom. The second floor will contain a mini-loft that is open to the living and dining area below. A two car garage will be attached to the main structure with the possibility for additional garage space or casita in a detached structure. These homes will be approximately 1,860 square feet in the main structure and 264 square feet in the detached structure.

The one-story units contain a three-car garage and four bedrooms. The total living area for these homes is approximately 2,425 square feet.

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 eight-lot residential subdivision is compatible with surrounding residential development in product type, density, and design.

- 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;**

As an R-PD5 development, the subject proposal meets all development standards per all relevant plans and documents. A Waiver of Title 18 is being requested for private drive length.

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

The site is served by Tonopah Drive and the addition of an eight-lot residential subdivision will not negatively affect this thoroughfares ability to handle traffic flow.

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

Building and landscape materials are compatible with the surrounding 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 elevations are not undesirable and will be compatible with the surrounding area and consistent with developments of this type.

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

This project will not endanger the public health, safety, or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 219 by Planning Department

APPROVALS 0

PROTESTS 0