



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16611 - APPLICANT: NATIONAL HOMES

CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC

**** CONDITIONS ****

The Planning Commission (5-2/rt/bg vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16538), Rezoning (ZON-16609), and Waiver (WVR-16610), if approved.
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 09/25/06, and building elevations date stamped 9/07/06 and 10/23/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 7,647 square feet and a Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
6. 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.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.

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. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. The applicant shall include a pedestrian gate adjacent to the crash gate located along Azure Drive.
14. An eight foot high block wall shall be provided along the south boundary except a portion of the wall adjacent to 6500 Bullring Lane.
15. No security flood lighting shall be allowed.
16. Vehicular access shall be from Azure Drive aligning with Newkirk Court and emergency access only shall be allowed to Torrey Pines.

Public Works

17. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Provide pedestrian walkway easements for all exterior sidewalks not located within public right-of-way.
19. Landscape and maintain all unimproved right-of-way adjacent to this site and submit an encroachment agreement for all landscaping or other private improvements within the public right-of-way.
20. Submit an Encroachment Agreement for all landscaping located in the Torrey Pines drive and Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.
21. 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.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
23. Site development to comply with all applicable conditions of approval for ZON-16609 and all other site-related actions.

24. Work with the City Traffic Engineer to determine if speed humps are appropriate at this location and comply with the recommendations of the Traffic Engineer.
25. Street lights shall be stubbed.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is request for a Site Development Plan Review for a proposed 21-unit single-family residential subdivision on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive. A related General Plan Amendment (GPA-16538), Waiver (WVR-16610), and Rezoning (ZON-16609) will be considered concurrently with this request.

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-PD3 (Residential Planned Development 3 Units Per Acre) developments. Staff supports the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/04	City Council tabled a request for a Site Development Plan Review (SDR-3284) and a Variance (VAR-3360) to allow a 27-foot side yard setback where residential adjacency standards require a minimum setback of 78 feet for a proposed private school, primary on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road.
06/22/06	City Council tabled a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential to L (Low Density Residential), a Rezoning from R-E (Residence Estates) to R-1 (Single Family Residential), and a Special Use Permit for a private streets in conjunction with a proposed single-family residential development on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive.
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a General Plan Amendment (GPA-16538), a Rezoning (ZON-16609), a Site Development Plan Review (SDR-16611), and a Waiver (WVR-16610) to the 11/02/06 Planning Commission meeting.
11/02/06	The Planning Commission recommended approval of companion items GPA-16538 and ZON-16609 and denial of WVR-16610 concurrently with this application. The Planning Commission voted 5-2/rt/bg to recommend APPROVAL (PC Agenda Item #24/jm).
<i>Related Building Permits/Business Licenses</i>	
	There are none pertaining to this site.

<i>Pre-Application Meeting</i>	
08/21/06	A pre-application meeting with the applicant was held and the following items were discussed. The applicant was given a variety of options regarding zoning possibilities for the site. Residential Planned Development open space requirements were discussed and the applicant was instructed that a Waiver of distance separation would be required. The applicant was then informed of the additional submittal requirements for the appropriate applications needed to develop the site.

<i>Neighborhood Meeting</i>	
09/25/06	A neighborhood meeting was held at 6:00 pm at the Lied Community School, 5340 West Tropical Parkway. Eleven citizens attended the meeting. The attendees were concerned about the 2-story height, traffic issues on Azure Drive and Torrey Pines Drive and the perimeter wall height being the same as surrounding properties. They preferred rural streetlight standards and lot sizes.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.02
Net Acres	6.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
West	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Minimum Lot Size	7,647 SF	Y
Setbacks • Front • Side • Corner • Rear	20 Feet 5 Feet 15 Feet 20 Feet	Y
Max. Building Height	30 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2.18 du/ac for a total of 15.30 units	R-PD3 (Residential Planned Development 3 Units Per Acre)	3.59 du/ac for a total of 25.20 units	R (Rural Density Residential)	3.59 du/ac a total of 25.20 units

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/20 Linear Feet	46 Trees	46 Trees	Y
TOTAL		46 Trees	46 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
7.02	2.99	1.65	4.93	15,086	4.99	15,260	Y

ANALYSIS

- Zoning

The applicant is requesting a Rezoning (ZON-16296) to R-PD3 (Residential Planned Development 3 Units Per Acre). The proposal is consistent with the R-PD3 (Residential Planned Development 3 Units Per Acre) District as it allows applicants some latitude in developing a site. The zoning is also consistent with the density in the area as there is R-PD3 (Residential Planned Development 3 Units Per Acre) Zoning to the east across Torrey Pines.

- Site Plan

The applicant proposes a twenty-one lot subdivision on 7.02 acres. The lots range from 7,647 square feet to 11,329 square feet. The site gains access from Torrey Pines Drive, an 80-foot Secondary Collector street. Given that the applicant is requesting a private drive with a cul-de-sac greater than 500 feet, the applicant has provided an emergency access to Azure Drive.

As the proposal is for an R-PD3 (Residential Planned Development 3 Units Per Acre) zoned development, the development standards are set by the applicant. Staff finds the above standards to be consistent with development in the area and provides sufficient protection for adjacent properties. The development also meets the open space requirements imposed by this request, which are consistent with the surrounding area.

- Waivers

No Title 19 waivers are required as part of this application. However, a formal Title 18 Waiver (WVR-16610) has been requested to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required.

- Landscape Plan

On the perimeter of the development along Azure Drive and Torrey Pines Drive, the applicant provides six feet of landscape buffer with 24-inch Aleppo Pine trees at 30 feet on center and four, five-gallon Primrose Jasmine plants per tree.

The open space for this development consists of three separate parcels at the center of the development, totaling 15,260 square feet. The applicant provides Aleppo Pine trees, Primrose Jasmine plants, and a meandering trail. At the center roundabout, the applicant proposes benches, plants and trees.

- Elevation

The elevation plans depict both a one-story and two-story product with a garage at the front. All structures will have a concrete tile roof, a stucco exterior, and make use of contrasting colors to reduce visual monotony.

- Floor Plan

The applicant proposes four separate floor plans for the sites. They floor plans depict one and two-story homes ranging from 2,755 to 3,455 square feet in size with each having a three-car garage.

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 site is within the 330-foot buffer area of the Rural Preservation Overlay District. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. The density of the proposal is 2.99 units per acre, therefore the proposed twenty-one 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-PD3 (Residential Planned Development 3 Units Per Acre) development, the subject proposal meets all development standards per all relevant plans and documents. A Waiver of Title 18 is being requested for to allow approximately 173 feet between street intersections where 220 feet is the minimum distance separation required.

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

The site is served by Torrey Pines Drive, a Secondary Collector 80 feet in width. Since the applicant is requesting a private drive with a cul-de-sac greater than 500 feet, the applicant has provided an emergency access to Azure Drive. The addition of twenty-one residential lots 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.

PLANNING COMMISSION ACTION

Conditions 14-16, 18, 24 and 25 have been amended by the Planning Commission. Condition #13 shall be deleted if the new design is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 186 by Planning Department

APPROVALS 0

PROTESTS 0