

**AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 20, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -****OWNER: SCHNIPPLE FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), Variance (VAR-16525), 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, landscape plan, and building elevations date stamped 10/25/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 1,468 square feet and building height shall not exceed three stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three 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.

Public Works

13. 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.
14. 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.
15. All landscaping and private improvements 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON16519, Waiver WVR-9060 and all other applicable 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 **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 77-lot single-family residential subdivision that includes proposed three-story development.

The proposed 77-lot single-family residential subdivision lacks the required amount of open space, would consist of lots that are less than half the size of adjacent development, contains proposed three-story development, and is considered incompatible with development in the area. A Variance (VAR-16525) has been requested to permit the deviation from open space requirements. The project also requires a Rezoning (ZON-16519) and a General Plan Amendment (GPA-16511) that are considered inappropriate as they would permit a density that is greater than adjacent development. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, ZON-16519 and VAR-16525 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #10/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	

<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 dwelling units per acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	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

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1,468 SF	Y
Min. Lot Width	31 Feet	Y
Min. Setbacks		
• Front	3 Feet	Y
	5 Feet or 18 Feet (Garage)	Y
• Side	3 Feet	Y
• Corner	4 Feet	Y
• Rear	3 Feet	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 Stories/35 Feet	Y

Per Title 19.12 the following Landscape Standards apply:

<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/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</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>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The proposed single-family residential subdivision consists of 77 lots. The lots range from approximately 1,468 square feet to 2,120 square feet. The elevations show two and three story buildings with a maximum height of approximately 35 feet. Three-story development is not permitted in a single-family residential development of comparable and adjacent zoning districts, such as R-CL. The floor plans show three and four bedroom models. Building materials will consist of stucco and Spanish tile. The color palate will be desert southwest. Both the material and color palate are consistent with typical single-family residential development in the City of Las Vegas. The open space for the proposed development does not meet Title 19.06 requirements and a Variance (VAR-16525) is required, as designed. The open space for the proposed development is primarily used to provide a buffer between this property and the adjacent uses and does not include adequate usable open space. Amenities for children or other recreational areas are not provided. Access to this development is provided from Smoke Ranch Road with a crash gate from Decatur Boulevard.

The lots in the adjacent single-family development range from 4,000 square feet to 6,000 square feet. The largest lots in this development are approximately half the size of the smallest adjacent lots. The density of this development is greater than the surrounding development. Therefore; the proposed development is not compatible with the adjacent uses. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

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 development is not compatible with development in the area. The lot sizes proposed as part of this development are less than half the size of the adjacent single-family development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development requires a Variance from the open space requirements of Title 19.06. Denial of this Variance is recommended as the lack of open space is due to the overbuilding of the site and is considered a self-imposed hardship.

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

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

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

Building and landscape materials are appropriate for the area and the City of Las Vegas.

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 plans show two and three-story homes with a maximum height of approximately 35 feet. There are six models to choose from that range from 1,262 square feet to 1,730 square feet. These are three and four bedroom models. The design features are not unsightly nor are they undesirable; however, the development is considered out of character as the lot sizes, overall density of the project, and three-story development are not appropriate for this location.

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

The proposed development will not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT

7

SENATE DISTRICT

4

NOTICES MAILED

349 by Planning Department

APPROVALS

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PROTESTS

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