



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-13524 - APPLICANT: RED VISTA DEVELOPMENT -
OWNER: JONES ESTATES DEVELOPMENT, LLC

**** 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-13520), WVR (13523) and a Variance (VAR-13521) 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/landscape plan date stamped 06/08/06, and with floor plans and building elevations date stamped 05/09/06, except as amended by conditions herein.
4. Residences on the two lots on the east side of the subdivision shall be limited to one-story in height.
5. The standards for this development shall include a minimum lot size of 16,509 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
7. 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.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. This site plan, as submitted, shall not be gated, as there is insufficient space for a turn-around as required by Standard Drawing 222A.
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. 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.
17. 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.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON13520 and all other applicable site-related actions.
19. 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 four-lot single-family residential development on 2.56 acres at 5020 North Jones Boulevard. This project also includes two common lots (private street and landscape buffer).

EXECUTIVE SUMMARY

The proposed four-lot single family residential subdivision is accompanied by several companion applications, a Waiver (WVR-13523) of Title 18.12.160 to allow approximately 194 feet between street intersections where 220 feet is the minimum distance separation required on 2.56 acres at 5020 North Jones Boulevard, a Variance (VAR-13521) to allow a 2.56-acre R-PD (Residential Planned Development) zoning district where five acres is the minimum site area required, and a Rezoning (ZON-13520) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre).

The proposed four-lot subdivision of an average lot size of 18,222 square feet with an overall density of 1.56 units per acre is appropriate and compatible with the surrounding land use in the area.

BACKGROUND INFORMATION

A) Related Actions

06/22/06 The Planning Commission recommended approval of companion items ZON-13520, WVR-13523 and VAR-13521 concurrently with this application.

06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22/jm).

B) Pre-Application Meeting

04/19/06 Staff explained the requirements for a residential development.

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: 2.56
 Net Acres: 1.98

B) Existing Land Use

Subject Property: Undeveloped
 North: Single Family Residential
 South: Service Commercial
 East: Single Family Residential
 West: Single Family Residential

C) Planned Land Use

Subject Property: R (Rural Density Residential)
 North: R (Rural Density Residential)
 South: R (Rural Density Residential)
 East: R (Rural Density Residential)
 West: R (Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
 North: R-E (Residence Estates)
 South: R-E (Residence Estates)
 East: R-E (Residence Estates)
 West: R-D (Single Family Residential Restricted)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an R (Rural Density Residential) land use designation, which allows for residential development of up to 3.59 units per acre. The proposed rezoning to the R-PD2 (Residential Planned Development - 2 Units per Acre) zoning district is consistent with the General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not within any Special Area Plan, Overlay District and is not affected by any other specific City land use policy.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for an R-PD (Residential Planned Development) zoning district are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of this Site Development Plan Review (SDR-13524).

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

Standards	Provided
Typical Lot Size	18,222 SF
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	20 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 20 Linear Feet	14	14 trees 1 per 20 Linear Feet
• Min. Zone Width	6 Feet along Jones Boulevard only		6 feet

An R-PD development is only required to provide open space if it contains 12 or more lots. As this development is proposed to be four-lots, it does not require open space. To meet the landscape buffer requirements along Jones Boulevard, the applicant has designated that area as a separate common lot.

B) *General Analysis and Discussion*

•Zoning

With the approval of companion Rezoning application (ZON-13520), 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 four lots, plus two common lots, one which is the private street and the other is the landscape buffer along Jones Boulevard. The four building lots vary from 16,509 to 19,820 square feet. The entry off of Ansel Circle will be a 39-foot wide private street. The layout is standard for development of this type. As this is an R-PD development, the applicant has defined the standards in regards to setbacks, lot size, and lot width.

•Waivers

The applicant has requested a Waiver (WVR-13523) of Title 18.12.160 to allow approximately 194 feet between street intersections where 220 feet is the minimum distance separation required on 2.56 acres. This request will be heard concurrently with other cases related to this project.

•Landscape Plan

As the site is adjacent to Jones Boulevard, the site is subject to landscape standards require per Title 19.12. The Landscape Plan for the proposed development shows an approximate six-foot wide landscape buffer along the property abutting Jones with 14 trees (24 Box) spaced at 20 feet on-center.

•Elevation

The proposed homes are all two stories. The proposed materials and designs for this project are acceptable and appropriate for this area and comply with the standards of Title 19.

•Floor Plan

All four two-story homes have the same spacious floor plan. The homes all have three-car garages.

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) 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 R (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 intersection is offset the minimum required distance from the Jones Boulevard/Rosada Way intersection and the applicant has requested a Waiver (WVR-13523) to permit this deviation from standards. 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;**

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;**

Building design characteristics are not unsightly and will be harmonious and compatible with development in the area.

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

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

PLANNING COMMISSION ACTION

Condition #4 was added. The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 6

NOTICES MAILED 91 by Planning Department

APPROVALS 0

PROTESTS 0