

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-14280 - APPLICANT/OWNER: PARDEE HOMES LLC
and PROPERTY HOLDING CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number 7 of Site Development Plan Review (SDR-12110) shall be amended to read, The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from the back of the sidewalk, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
2. Conformance to all other conditions of approval for Site Development Plan Review (SDR-12110).

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Review of Condition of an approved Site Development Plan Review (SDR-12110) to amend condition number 7 to allow an 18 foot front setback to the front of the garage as measured from the back of the sidewalk where a 22 foot front setback to the front of the garage as measured from the back of the pedestrian access easement was approved for a proposed subdivision on 1.26 acres adjacent to the northeast corner of Tee Pee Lane and Dorrell Lane.

EXECUTIVE SUMMARY

The original Site Development Plan Review (SDR-12110) was approved on 05/17/06 by City Council. The site plan date stamped 02/28/06 indicated a 22 foot front setback to the garage. Condition Number 7 required a 22 foot front setback to the front of the garage as measured from the back of the pedestrian access easement. The applicant is requesting the subject Review of Condition to allow an 18 foot front setback as measured from the back of the sidewalk. This amendment to Condition Number 7 will allow automobiles to properly fit in their driveways and not block the sidewalks. Therefore, the proposed amendment to Condition Number 7 is appropriate as it will allow the homeowners vehicles to be properly parked in their driveways.

BACKGROUND INFORMATION

A) Related Actions

- 01/17/01 A portion of the subject property was annexed (A-0003-99) into the city of Las Vegas as part of a larger request. The Planning Commission recommended approval. The effective date was 01/26/01.
- 05/17/06 The City Council approved a Rezoning (ZON-12107) from U (Undeveloped) Zone [L (Low Density Residential) - Town Center Land Use Designation] to TC (Town Center) Zone, on 1.26 acres adjacent to the northeast corner of Tee Pee Lane and Dorrell Lane. Also, a Site Development Plan Review (SDR-12110) and a Waiver of Town Center Street Design Standards for a proposed six unit residential subdivision was approved. The Planning Commission recommended approval of the Rezoning and Site Development Plan Review on 05/13/06. Staff recommended approval of the Rezoning, but not the Site Development Plan Review.
- 07/27/06 The Planning Commission will consider a Tentative Map (TMP-14335) for a six-lot single-family residential subdivision on 1.26 acres at the northeast corner of Tee Pee Lane and Dorrell Lane. Staff is recommending approval of the Tentative Map.

B) *Pre-Application Meeting*

The elements of a Review of Condition application were discussed.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Review of Condition, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 1.26 Acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Single family dwellings
East: Single family dwellings
West: Single family dwellings

C) *Planned Land Use*

Subject Property: L-TC (Low Density-Town Center)
North: L-TC (Low Density-Town Center)
South: L-TC (Low Density-Town Center)
East: L-TC (Low Density-Town Center)
West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: T-C (Town Center)
North: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
South: T-C (Town Center)
East: T-C (Town Center)
West: R-PD5 (Residential Planned Development - 5 Units per Acre)

E) *General Plan Compliance*

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density-Town Center). The T-C (Town Center) zoning conforms to the L-TC (Low Density-Town Center) land use designation.

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

Town Center L (Low Density Residential)

The Low Density Residential District has a density range from 3.5 to 5.5 dwelling units per gross acre. The district permits single family detached homes as well as other more imaginative Low Density residential development which puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

ANALYSIS

A) General Analysis and Discussion

The applicant is requesting the subject Review of Condition to allow an 18 foot front setback to the front of the garage as measured from the back of the sidewalk where a 22 foot front setback as measured from the back of the pedestrian access easement was required. The proposed amendment would allow for the proper placement of the homeowners vehicle. If the condition is left unchanged, the cars parked in the driveway would block the sidewalk. Therefore, the Review of Condition can be supported, since it creates an orderly and safe environment within the development.

B) Conditions of Approval from Site Development Plan Review (SDR-12110)

1. A Rezoning (ZON-12107) to a TC (Town Center) Zoning District, and a Petition to Vacate U.S. Government Patent Easements (VAC-12113) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
4. A Waiver from the Town Center Standards is hereby approved, to allow a five foot wide sidewalk with five foot wide planters on both sides of the sidewalk along Tee Pee Lane where a seven foot wide sidewalk with a five foot wide amenity zone between the sidewalk and curb is required.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of three 36-inch box Rio Grande Ash trees and two 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Tee Pee Lane planter area. Two 36-inch box Chitalpa accent trees shall be placed at the intersection of Tee Pee Lane and Dorrell Lane.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of five 36-inch box Rio Grande Ash trees and five 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Dorrell Lane planter area.
7. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. 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 application is made for a building permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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. A Waiver from the Town Center standards is hereby approved to allow a five-foot wide sidewalk with a 10-foot wide landscaped amenity zone between the sidewalk and the curb along Dorrell Lane.

Public Works

18. Construct half-street improvements including appropriate overpaving on Tee Pee Lane and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. Show all Sight Visibility Restriction Zones (SVRZs) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as Privately Maintained.
20. 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.
21. Site development to comply with all applicable conditions of approval for ZON-12107 and all other subsequent site-related actions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 327 by Planning Department

APPROVALS 0

PROTESTS 0