

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 12/05/06 except as amended by conditions herein.
3. A Waiver from Title 19.10.010 J4 is hereby approved, to allow no landscape islands or fingers in the parking lot, and to allow no parking lot trees.
4. 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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

Public Works

14. Coordinate with the Department of Building and Safety to determine whether a mapping action is necessary to remove the parcel lines; comply with the recommendations of the Department of Building and Safety.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
18. Coordinate with the City Surveyor to determine whether a reversionary map or other map is necessary. If such a map is required, it shall record prior to the issuance of the building permit.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 11-unit multi-family residential development on 0.44 acres at 1404 and 1408 North 23rd Street. A related General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will also be considered on this agenda.

The proposed apartment development is compatible with existing and proposed development in the area. Staffs recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/11/07	The Planning Commission recommended approval of companion item GPA-18558 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #20/ar).
<i>Pre-Application Meeting</i>	
08/29/06	Staff explained the requirements for a Site Development Plan Review.
<i>Neighborhood Meeting</i>	
12/14/06	A neighborhood meeting was held for the companion General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Medium Density Residential (proposed)	R-3 (Medium Density Residential)
North	Apartments	Service Commercial	R-3 (Medium Density Residential)
South	Undeveloped	SC Service Commercial	R-1 (Single Family Residential)
East	Undeveloped	SC Service Commercial	C-2 (General Commercial)
West	Apartments	Medium Density Residential	R-3 (Medium Density Residential)

<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	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sf	19166 sf	Y
Min. Lot Width	N/A	160 ft	Y
Min. Setbacks			
• Front	• 20 ft	• 20 ft	• Y
• Side	• 5 ft	• 6 ft	• Y
• Rear	• 20 ft	• 56 ft	• Y
Min. Distance Between Buildings	10 ft	16 ft	Y
Max. Lot Coverage	N/A	25%	Y
Max. Building Height	2 stories, not to exceed 35 ft	2 stories, 27 ft	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 ft	389 ft	Y
Adjacent development matching setback	15 ft	389 ft	Y
Trash Enclosure	50 ft	389 ft	Y

Per Title 19.08.060, this site is required to maintain Residential adjacency setbacks from the nearest property developed with a single family dwelling. The nearest single family dwelling is located at 2233 Melinda Avenue.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-3	25 du/ac	11	Proposed change to Medium	25.49 du/ac

Per Title 19.12, the following 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>		
Parking Area	1 Tree /6 Spaces	4 Trees	0	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	27 Trees	30 Trees	Y
Min. Zone Width	10 Feet along 23 rd Street 6 Feet along remaining property lines		10 Feet along 23 rd Street 6 Feet along remaining property lines	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Number of Units</i>	<i>Required</i>	<i>Provided</i>		<i>Required</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi- capped	Regular	Handi- capped	
3 bedroom apartment	1	2 spaces per unit	2				
2 bedroom unit	5	1.75 spaces per unit	9				
1 bedroom unit	5	1.25 spaces per unit	7				
Guest spaces	11	1 space per 6 units	2				
TOTAL			20		20	2	Y

Waivers		
Request	Requirement	Staff Recommendation
No trees in parking lot	4 trees	Approval, because additional landscaping is provided within property line buffers.

ANALYSIS

The site is currently undeveloped. The applicant proposes to construct three apartment buildings and 20 parking spaces on the site. The widths of the property-line landscape buffers meet city requirements. The applicant has requested a waiver of the parking lot landscape requirements, and proposes to place additional landscaping material within the property-line buffers. Staff finds this alternative to be acceptable.

The floor plans show five, one-bedroom, five, two-bedroom, and one, three-bedroom units.

The elevations depict a two story structure with a maximum height of 27 feet four inches. A stucco exterior with a concrete tile roof is proposed.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to 1: The proposed apartment development is compatible with existing and proposed development in the area.

In regard to 2: The applicant has requested a waiver to allow no parking lot landscaping islands. Staff finds the applicants intent to provide additional landscaping adjacent within the property line buffers is an acceptable alternative.

In regard to 3: Access to the site is provided by 23RD Street, a 60-foot wide local street which will not be adversely impacted by this request.

In regard to 4: The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the Residential Development Standards.

In regard to 5: The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to 6: The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

Condition #14 was added.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 206 by Planning Department

APPROVALS 0

PROTESTS 1