

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20523 - APPLICANT/OWNER: RANCHO PARK
RESIDENTIAL, LLC

** CONDITIONS **

The Planning Commission (6-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Site Development Plan Review (SDR-10806) and Rezoning (ZON-10803) are hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20512) shall be required.
3. This approval shall be void **one year** 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.
4. All development shall be in conformance with the site plan date stamped 04/04/2007; and landscape plan, and building elevations date stamped 03/13/2007 except as amended by conditions herein.
5. Prior to the issuance of the Building Permit, the two billboards on the site shall be removed.
6. Prior to the issuance of the Building Permit, a revised site plan indicating the location of all Americans with Disabilities Act (ADA) accessible units along with associated handicapped parking and accessible routes shall be submitted to the Planning and Development Department for review and approval pursuant to Title 19.10.
7. The standards for this development shall include a building height not to exceed 34 feet.
8. The minimum distance between buildings shall be 20 feet.
9. The setback for this development shall be a minimum of 5 feet along the public right-of-way measured from back of sidewalk or from back of curb if no sidewalk is provided.

10. 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.
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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. 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).
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 LVMC Title 19.12.040.
15. 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.
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. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the as is configuration. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site. Sewer service to existing developments, including to Assessor Parcel Number #13918310001, shall be maintained during construction of this site.
20. Landscape and maintain all unimproved rightsofway, if any, on Rancho Drive adjacent to this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public rightofway adjacent to this site prior to the issuance of any permits.
22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Homeowners Association shall be established to maintain all private improvements, private roadways and 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.
24. Site development to comply with all applicable conditions of approval for ZON-20512 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
26. 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

The project is a request for a Site Development Plan Review for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard and bounded by Smoke Ranch Road to the south, and Rancho Drive to the east. The site is directly southwest of the North Las Vegas Airport. A companion Rezone (ZON-20512) request will be considered concurrently with this application.

The proposed Residential Planned Development will implement a Multi-family proposal that will result in a five-phase condominium development. The project will result in a contemporary development style upon three underutilized parcels within a General Plan designated revitalization area. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 05/25/89.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote on 07/15/91.
07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 06/28/94.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) OffPremise Advertising (Billboard) Signs on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval on 08/22/95.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) OffPremise Advertising (Billboard) Signs on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission recommended approval on 09/28/00.

08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) OffPremise Advertising (Billboard) Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request on 05/24/01.
12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400), a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. On 01/23/03, the Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended 01/23/03.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval of the request on 04/24/03.
06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) application for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for the five (5) OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval on 05/27/04.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR5312) application for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road.

04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 5,000 square foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 site acres adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. Staff recommended denial, while the Planning Commission recommended approval.
01/26/06	Companion items for a General Plan Amendment (GPA-10799) and Rezoning (ZON-10803) will be heard with this application.
3/01/06	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval while staff recommended denial.
04/26/07	The Planning Commission recommended approval of companion item ZON-20512 concurrently with this application. The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #5/ja).
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
02/27/07	A Pre-application meeting was held where staff was informed by the applicant of the proposed increase in units from 513 to 535. Staff advised the applicant regarding the requirement for a new Rezoning, Site Development Plan Review, and Development Impact Notice and Assessment (DINA) as the project meets the criteria for a Project of Regional Significance.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type nor was one held.	

Field Check	
4/11/07	The project site is sectioned into 3 pads with street improvements providing access from Smoke Ranch Road, Decatur Boulevard, and Rancho Drive.

Details of Application Request	
Site Area	
Net Acres	33.54 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16
North	Developed	LI/R (Light Industrial Research)	C-M (Commercial/Industrial) Clark County

South	Single and Multi-Family Residential, and Commercial	M (Medium Density Residential) ML (Medium-Low Density Residential) SC (Service Commercial)	C-2 (General Commercial) R-CL (Single-Family Residential Compact Lot)
East	Public Airport	Clark County North Las Vegas Airport	Clark County
West	Commercial and High Density Residential	LI/R (Light Industrial/Research)	C-1 (Limited Commercial) R-3 (Medium Density Residential) U (Undeveloped) [SC (Service Commercial) General Plan Designation] C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
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

The project is subject to the Residential Planned Development (R-PD) Standards of Title 19.06.040. The development standards shall be established by the Site Development Plan including minimum front setbacks, maximum building heights, building separation, and other design and development criteria.

<i>Residential Planned Development (R-PD16) Standards</i>	
FRONT	5 FEET
BUILDING SEPARATION	20 -FEET
BUILDING HEIGHT	34-FEET

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre)	16.49 units per acre	NA

<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD16 (Residential Planned Development - 16 Units Per Acre)	16.49 units per acre	553 units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 units per acre	855 units

The project is subject to the Open Space requirements pursuant to Title 19.06. Each residential planned development containing 12 or more dwelling units is required to allocate and provide open space and common recreational facilities.

Pursuant to Title 19.06 the following Open Space standards apply to the R-PD District:

<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>	
33.54	15.9	1.65	26%	383,294	28%	409,202	YES

Project parking is subject to Title 19.04 requirements for Multi-family Residential:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-family Residential	535 units	1.75 spaces per 2 bedroom unit	730				N*
		2 spaces per 3 bedroom unit	236				
		1 space per every 6 unit for visitor parking	89	20	1134	0	
SubTotal			1055		1134		
TOTAL			1055		1134		N

Loading Spaces							
Percent Deviation							

* The project shall be conditioned to provide a revised site plan depicting the location of all ADA accessible units, accessible parking stalls, and accessible routes.

ANALYSIS

The proposed urban infill project will involve the construction of a 535-unit Residential Planned District Development (R-PD) upon a 33.52 acre vacant site. The project location is surrounded by existing commercial, light industrial, high density residential and single family residential, three major thoroughfares, and a general aviation facility. The multi-family development will provide a mix of attached housing choices ranging from two and three bedroom units within two and three story tri-plex, Six-plex, and five unit Row townhome structures. On-site surface parking will be provided in the form of uncovered spaces and garages.

In accordance with Title 19.06 the project is subject to the open space allocation standards for Residential Planned Development districts as well as the Airport Overlay Zone regulations. As designed the project will conform to both requirements. Furthermore, the proposal has the potential to result in environmental effects that may directly or indirectly impact the public and surrounding community and is therefore considered a Project of Regional Significance. A DINA (Development Impact Notice and Assessment) was prepared and distributed in accordance with Ordinance 5227.

The project was previously approved under a Site Development Plan Review (SDR -10806) which allowed for 513 units. Subsequent to that approval, the applicant modified the total unit count to 508 units and was administratively approved (2/26/07) by the Planning and Development Department. If this request is denied, the applicant has until March 1, 2008 to develop this site in accordance with the following development standards:

Number of Units	Density	Maximum Building Height	Setbacks
508	15.14 du/acre	34-feet	5-feet and 20-foot building separation

All previous approvals shall be expunged under the current request which will result in 535 units.

- **General Plan and Zoning**

The General Plan land use designation for the project site is M (Medium Density Residential) which allows for a maximum density of 25.49 units per acre. Additionally, the underlying zone is currently designated under a Resolution of Intent to R-PD16 (Residential Planned Development 16 Units Per Acre) consistent with designated land use. The companion Rezone to R-PD16 in tandem with the current site development plan will result in a density of 15.9 dwelling units per acre in harmony with the plan land use.

- **Site and Landscape Plans**

The proposed multi-family district is designed as a 5 phase project that will result in a total of 122 buildings with associated parking as well as hardscape and landscape improvements and leisure facilities. Access to the site will be from three major corridors including Decatur Boulevard, Rancho Drive, and Smoke Ranch Road. Although the site design is a highly concentrated residential district the proposal does include common areas thereby meeting the open space allocation requirements of Title 19.06.040 which may assist to offset the development intensity. The Development Standards for the proposed R-PD are established by the Rezone in concert with the Site Development Plan and will implement 5-foot setback and a minimum of 20 foot spacing between buildings. Three recreation facilities will be constructed including swimming pools and open turf areas and enhanced perimeter landscaping with trees spaced 25-feet on center along right-of-ways.

- **Parking**

Pursuant to Title 19.04 and 19.10 the project is required to provide 1055 parking spaces. The project proposal includes 1134 to comprise 132 covered and 1002 garages. The project shall be conditioned to provide a revised site plan indicating the ADA accessible units along with associated handicapped parking and all accessible routes.

- **Elevations and Airport Overlay**

Project elevations depict a contemporary architectural design utilizing stucco, wood, metal, and concrete block materials along with manzanita shake shingles.

The project is within the Airport Overlay Zone and therefore subject to the height restrictions for North Las Vegas Airport Operations consistent with Title 19.06. The project site is designated within an area limited to a maximum development height of 35-feet. The profile depictions of the proposed structures indicate heights no greater than 34 feet and as such the project will conform with airport overlay requirements.

- **Development Impact Notice and Assessment**

Pursuant to Ordinance No. 5227 and No. 5477, the project is deemed to be a Project of Significant Impact and a Project of Regional Significance as the proposal will result in a Planned Unit Development of 535 units which exceeds the significance threshold of 500 units or greater. As such, a DINA (Development Impact Notice and Assessment) was prepared for the project and is available for review at the Development Services Department. No external agency comments were received to date.

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 project will be compatible with the designated land use and the mix of the existing surrounding land uses including multi-family and single family residential uses to the south and commercial and light industrial uses and a public airport directly adjacent to the site.

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 project will meet the intent of the General Plan and Zoning with approval of the companion Rezoning (ZON-20512) request and Site Development Plan.

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

Vehicular access to the development is adequate and implementation of the proposal will not negatively affect street operations as the road system has the capacity to accommodate projected traffic.

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

The building will include the use of a variety materials and extensive landscaping. This infill project will result in an overall improvement to the area by developing underutilized parcels.

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;**

Community character and aesthetics will be greatly enhanced with implementation of the proposal.

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

The project is subject to the regulations set forth by Clark County Department of Aviation as the project is within the North Las Vegas Airport operational sphere of influence. As proposed the project will not result in detrimental effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 245 by Planning Department

APPROVALS 0

PROTESTS 0