

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-20480 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC -
OWNER: PN II, INC.

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-20474), Rezoning (ZON-20479), and Variance (VAR-20472) 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 plan, landscape plan, and building elevations, date stamped 05/07/07, except as amended by conditions herein.
4. No waiver is hereby approved.
5. The minimum distance between buildings shall be ten feet.
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 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: a table that indicates the quantity of all trees to be planted such that the quantities meet or exceed those depicted on the conceptual plan. The revised plans should also include the total number, plant species, and size of all shrubs to be planted to meet or exceed the standard of four five-gallon shrubs per required tree within all landscape areas. All spacing requirements of Title 19.12.040 should be met: all perimeter trees planted a maximum of 20 feet on center, unless in conformance with an approved alternative.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
13. 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.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. The main access driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and the easternmost access driveway shall be designed as an emergency crash gate; alternatively submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON20479 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 414-unit multi-family residential development on 15.54 acres located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. The project site currently consists of three undeveloped parcels of land at the western edge of the city's jurisdiction that has previously been approved for a 118-lot single family residential development.

The applicant is requesting a Variance (VAR-20472) to allow building heights of three-stories where the proposed Rezoning (ZON-20479) to an R-4 (High Density Residential) zoning district would only allow a maximum of two stories. The intensity of this project and the needed variance make this project inappropriate for the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/20/05	The City Council approved an Annexation (ANX-5163) of approximately 60 acres generally located south of Centennial Parkway, east of Puli Drive. The Planning Commission and staff recommended approval. The effective date was 07/29/05.
08/11/05	The Planning Commission accepted the applicants request to Withdraw Without Prejudice a Variance (VAR-7539) to allow a reduction in the amount of required open space in conjunction with a proposed single-family residential development on the subject site. Staff had recommended denial of the Variance.
09/07/05	The City Council approved a Rezoning (ZON-7536) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to R-PD8 (Residential Planned Development 8 Units per Acre) and a Site Development Plan Review (SDR-7537) for a proposed 120-lot single-family residential development on 15 acres encompassing the subject site. The Planning Commission recommended approval. Staff recommended denial of both requests.
06/07/06	The City Council approved a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development 8 Units Per Acre) to PD (Planned Development) and a Site Development Plan Review (SDR-12342) for a proposed 118-lot single family residential development on the subject site. The Planning Commission and staff recommended approval of both requests.

06/22/06	The Planning Commission approved a Tentative Map (TMP-13538) for a proposed 118-lot single-family residential subdivision. Staff recommended approval.
12/20/06	The City Council approved a Vacation (VAC-17077) to vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal was to vacate 33-foot wide patent easements along perimeter property lines. The Planning Commission and staff recommended approval.
02/09/07	Staff administratively approved a Final Map Technical Review (FMP-19136) for a proposed 118-lot single-family residential subdivision. This map has not been submitted for Mylar review or recorded as of 04/12/07.
05/24/07	The Planning Commission recommended approval of companion items GPA-20474, ZON-20479 and VAR-20472 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #29/rts).

Related Building Permits/Business Licenses

There are no active or pending building permits or business licenses for this site.

Pre-Application Meeting

03/13/07	A pre-application meeting was held and elements of this application were discussed. At this meeting the GPA and changes to the zoning request were suggested. Submittal requirements were discussed.
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Neighborhood Meeting

03/26/07	A neighborhood meeting was held at Mountain Crest Community Center, 4701 North Durango Drive. Two members of the public attended. Comments included concerns with traffic, whether Centennial Parkway would go through or over the freeway, requests that the views to the northwest not be obscured, and lighting issues. The applicant responded the on-site light stands would be no higher than ten feet. Citizens were not opposed.
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Field Check

No field check was conducted for this site.

Details of Application Request

Site Area

Gross Acres	15.54
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [Proposed: H (High Density Residential)]	PD (Planned Development) [Proposed: R-4 (High Density Residential)]

North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [RSL (Residential Small Lot) Cliffs Edge Special Land Use Designation]
South	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
		PF-CC (Public Facilities Clark County Designation)	Clark County
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The PD (Planned Development) district is proposed to be changed by a companion Rezoning (ZON-20479).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	> 6,500 SF	Y
Min. Setbacks			
• Front	10 Feet	> 10 Feet	Y
• Side	5 Feet	> 5 Feet	Y
• Corner	5 Feet	> 5 Feet	Y
• Rear	20 Feet	20 Feet	Y

Min. Distance Between Buildings	10 Feet	> 10 Feet	Y
Max. Building Height	2-stories or 35 Feet (whichever is less)	3-stories / 40 Feet	N*
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

* A Variance (VAR-20472) has been requested for this standard to allow three-story buildings where only two-story buildings are permitted in an R-4 zoning district. If approved this variance would allow relief from the city standard.

Pursuant to Title 19.10 and 19.12, the following landscaping and open space 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	41 Trees *	41 + Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	151 Trees	151 + Trees	Y **
TOTAL		194 Trees	194 + Trees	Y **
Min. Zone Width	10 Feet @ ROW		10+ Feet on the North P L	Y
	6 Feet @ Interior Property Lines		6+ Feet on the East P L	Y
			6+ Feet on the West P L	Y
			6+ Feet on the South P L	Y

* Parking is provided for 698 vehicles, but only 246 spaces are uncovered surface parking spaces. This calculation is based only on the open parking lot spaces.

** A condition has been added to this review that a table will be needed on the technical landscape plan submission that itemizes the total number of each type of tree to be planted. The condition also requires that the revised plan reflect the type and quantity of shrubs that will be planted to meet the standard of four five-gallon shrubs per required tree within the landscape areas. Further, the technical landscape plan should be revised to reflect adequate spacing of the perimeter trees to comply with the spacing requirements.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	1 Bedroom Units: 293	1.25 spaces / Unit	360 Spaces	6 Spaces	366 Spaces		Y*
	2 Bedroom Units: 121	1.75 spaces / Unit	209 Spaces	3 Spaces	211 Spaces		Y*
	Total Units: 414	1 Guest Space / 6 Units	67 Spaces	2 Spaces	121 Spaces		Y*
Sub-total			648 Spaces	11 Spaces	679 Spaces	12 Spaces	Y*
TOTAL (including handicap)			647 Spaces		698 Spaces		Y

* The plan indicates that the handicap accessible parking is spread throughout the development and does not indicate a linkage to any specific unit type. More handicap accessible parking is depicted in the plans than is required.

Comparison of the most recent approval versus current proposal:		
	Approved per SDR-12342	Proposed per SDR-20480
Project Description	118-Lot Single Family Subdivision on 15 net acres	414-Unit Multi-Family Resident Development on 15.54 gross acres
Zoning	PD (Planned Development)	R-4 (High Density Residential)
Density		
- Max. Allowed by Zoning	8.00 du/ac	50.00 du/ac
- Requested per the Project	7.87 du/ac	26.64 du/ac
Typical Lot Size	2,774	n/a
Floor Plan Square Footage	2,607 SF to 3,199 SF	753 SF to 1,283 SF
Building Heights		
- Elevation Height	36 Feet	40 Feet
- Number of Stories	3-Stories	3-Stories
Setbacks Allowed		
- Front	11 Feet	10 Feet
- Side	5 Feet	5 Feet
- Corner Side	10 Feet	5 Feet
- Rear	4 Feet	20 Feet

ANALYSIS

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. There is an amendment to the General Plan (GPA-20474) that proposes to change the designation to H (High Density Residential). This designation allows development such as multi-family-plexes, townhouses, high density apartments, and high-rise residential. The category allows 25 or more units per acre. The project proposes to site a multi-family residential development consisting of three- and four-story buildings. The proposed development is in compliance with the proposed H (High Density Residential) designation.

The companion Rezoning (ZON-20479) proposes to change the sites zoning from PD (Planned Development) to R-4 (High Density Residential). An R-4 (High Density Residential) zoning district is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The proposed multi-family residential use at this location is permissible in an R-4 (High Density Residential) zoning district which is compatible with the H (High Density Residential) General Plan designation.

The site encompasses three parcels with proposed buildings built at or across the lot lines. Additionally, should the parcels in the future become separate developments the site will be placed out of conformance with the development standards established for the proposed R-4 (High Density Residential) zoning district. For this reason a condition has been added to this review that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

- **Site Plan**

The site is located on the south side of Centennial Parkway approximately 350 feet east of Puli Road. This site consists of three undeveloped parcels of land at the western edge of the city's jurisdiction.

The site has had prior residential approvals, including the most recent site development plan review (SDR-12342) which allowed a 118-lot residential subdivision to be sited here. That prior approved development made it through to the Final Map Technical Review (FMP-19136) process, but has not recorded a map.

The site plan illustrates 14 multi-family buildings spread throughout the project area. There is a proposed community pool and club house along with a maintenance building and a number of covered and gated trash enclosures spread throughout the development. There are pedestrian walkways and a small amount of turf area near the community pool / club house area.

- **Landscape Plan**

The landscape plan depicts various landscape buffers around the perimeter of this site. There is adequate buffering area along all of the property lines; however, there are portions of the buffer that do not meet the tree spacing requirement of a maximum of 20 feet on center separation. Included in the standard condition that requires a technical landscape plan is a requirement that the plan be revised to reflect the appropriate tree spacing within the buffer areas as per Title 19.12.040.

The perimeter landscape buffers are depicted as having multiple tree species with most meeting the size standard of a minimum 24-inch box. The trees are planted in various groupings for much of the perimeter. The current plan does not identify the total number of trees and shrubs to be planted but from the conceptual plan appears to exceed the minimum number of trees required. A condition has been added that the required technical landscape plan must tabulate the total number of trees and shrubs to be planted and must meet or exceed the requirements of Title 19.12.040 for plantings in the buffer areas. Due to much of the parking being enclosed or covered parking there is limited parking lot landscaping.

- **Elevations/Floor Plan**

The building elevations illustrate three-story buildings of contemporary design. The previous site development plan review (SDR-12342) approved single family homes of three stories at this location. The maximum proposed height for buildings developed on the site would be 40 feet. The proposed heights exceed the height limitation for an R-4 (High Density Residential) zoning district; therefore a Variance (VAR-20472) has been necessitated.

The floor plans show that there will be a mix of one and two bedroom residential units in each building. Some of the units will have garage access. The average unit has approximately 910 square feet of living area.

This site development plan review has been submitted in conjunction with a proposed General Plan Amendment (GPA-20474) to change the designation to H (High Density Residential); Rezoning (ZON-20479) to R-4 (High Density Residential); and Variance (VAR-20472) to allow the building heights of three-stories where two-stories is the maximum allowed.

Due to the incompatibility of the proposed building heights requiring a Variance (VAR-20472) and the accompanying applications with the surrounding present and future land use designations, staff is recommending denial of this site development plan review request.

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 will have a density that is not compatible with the small-lot residential designation on land to the north or the adjacent property in all other directions which is undeveloped and is designated for future master-planned development and public facilities.

- 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 developments density would be consistent with the proposed general plan and zoning district designations; however would not meet the development standards for the proposed R-4 (High Density Residential) zoning district.

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

The subject site will be served by Centennial Parkway, a 120-foot primary arterial as designated on the Master Plan of Streets and Highways. Appropriate off-site improvements will be required. These facilities will be adequate to serve the demands of the proposed development.

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

The building elevations depict design and materials that provide an acceptable building appropriate for this area. The landscaping material identified would also be appropriate for the area.

- 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 proposed multi-family residential development is not compatible with other development in the area with regard to proposed building heights. Other than the height issue the building elevations are compatible to other proposals in the area with regard to design characteristics and aesthetic features.

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

The proposed multi-family residential development is subject to regular building inspections and therefore should not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

Condition #4 was added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 39 by Planning Department

APPROVALS 0

PROTESTS 0