



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JUNE 20, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-0 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 date stamped 05/07/07, landscape plan and building elevations date stamped 04/05/07, except as amended by conditions herein.
3. The applicant shall provide additional landscaping on this site, subject to approval by the Planning and Development Department.
4. Site Development Plan Review (SDR-6728) is hereby expunged.
5. 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.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. A Reversionary Map shall be recorded prior to the issuance of any permits that pertain to this application for the purpose of eliminating the existing lot lines created by the Oxford Commons Unit 1 and 2 Final Maps.
13. A Petition of Vacation shall be recorded for the purpose of vacating all public easements, such as public sewer and drainage easements not being used with this site, prior to the issuance of any building permits that pertain to this application.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive and Egan Crest Way 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.

16. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.
17. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
18. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and the approved queuing analysis on file with the Traffic Engineering Division.
19. A Homeowner's 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.
20. 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.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
22. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliffs Edge Parent Map, Cliffs Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
23. 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. We note that this subdivision is designed without knuckles and therefore requires approval for this deviation from standards.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed three story, 492-unit multi-family residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive.

The proposed development is consistent with the Cliffs Edge Master Development Plan and Title 19 Development Standards. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
	The City Council approved the Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliffs Edge area, and approved text modifications to the related Cliffs Edge Master Development Plan to address conditions of approval of ZON1520. The Planning Commission and staff recommended approval on 06/12/03.
12/16/04	The Planning Commission approved a request for a Tentative Map (TMP-5577) for a 224-unit residential condominium subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.

04/06/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-5809) for a proposed 224-unit residential condominium development on the 20.96-acre subject site adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive.
07/20/05	The City Council approved requests for a Site Development Plan Review (SDR6728) for a 323-lot residential development and for a Waiver of Title 18.12.130 (WVR-7115) to allow a private drive length of 165 feet where 150 feet is the maximum length allowed, on the subject site. The portion of WVR-7115 that constituted a Waiver of Title 18.12.100 to allow a private street width of 35 feet where a minimum width of 39 feet was required, was determined to be unnecessary and was dropped. The Planning Commission recommended approval of these requests on 06/23/05.
08/11/05	The Planning Commission approved a Tentative Map for a 323-lot single-family attached residential subdivision on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Way.
05/24/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #59/jm).
<i>Pre-Application Meeting</i>	
03/26/07	A pre-application meeting was held with the applicant. Staff explained that this proposal would require a letter from Cliffs Edge/Providence Design Review Committee (DRC). Staff then explained the submittal requirements for a Site Development Review and Variance (parking).

<i>Field Check</i>	
4/23/07	A field check revealed that the site has been graded. There are many fluctuations in grade across the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	20.9

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [Medium Density Residential Cliffs Edge Special Land Use Designation]

North	Undeveloped	TND (Traditional Neighborhood Development)	U [(Undeveloped) TND (Traditional Neighborhood Development)]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [Residential Small Lot Cliff's Edge Special Land Use Designation]
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [Public Facility Cliff's Edge Special Land Use Designation]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) [Low Density Residential Cliff's Edge Special Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Cliffs Edge	X		Y
Special Purpose and Overlay Districts		X	Y
Trails*	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

*Multi-trail runs along the northern property line of the site.

DEVELOPMENT STANDARDS

<i>Standard (Cliffs Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet 20 Feet 30 Feet	N/A 20 Feet 30 Feet	

Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter • Single Story Structure • Two Story Structure • Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 35 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl • Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A N/A	Y
Living Area or Porch from Private Street or Parking	10 Feet	10 Feet	Y
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation • Balcony to Balcony • Balcony to Non-Balcony • Non-Balcony to Non-Balcony • Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	40 Feet 20.5 Feet 15 Feet 55 Feet	Y
Maximum Bldg Height • Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	38 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 10 Spaces	93 Trees	101 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	127 Trees	157 Trees	Y
TOTAL		210 Trees*	258 Trees	Y
Wall Height	6 Feet		N/A	Y

*There are a total of 608 trees throughout the project.

Open Space Standards per 3.1.3 Cliffs Edge Master Development Plan					
Total Acreage	Density	Required	Required	Provided	Compliance
20.9	23.5	100 Sq. Ft/Unit	49,200 Sq. Ft.	196,980 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	222 Units	1 per 1.25	278				
Two Bedroom units	222 Units	1 per 1.75	388				
Units w/more than two bedrooms	48 Units	1 per 2.0	96				
Visitor parking	1 per 5 units	1 per 0.2	98				
Clubhouse	6,487 S.F.	1 per 300	22				
Subtotal					911	20	
TOTAL			882		931		Y
Percent Deviation							Y

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces	19	20
Van Accessible	1/6 handicap spaces	3	3
Total		19	20
Type	Provided		
Uncovered	379		
Covered	492		
Garage	60		
Total	931		

ANALYSIS

- Zoning

The subject site is currently zoned PD (Planned Development). The site is located within the Cliffs Edge Master Plan with a special land use designation of M (Medium Density Residential). The proposed project is in conformance with both the zoning district and Cliffs Edge special land use designation.

- Site Plan

The Site Plan depicts a multi-family complex located at the southeast corner of Egan Crest Drive and Grand Teton. The applicant is showing two hundred twenty-two (222) one bedroom units, two hundred twenty-two (222) two bedroom units and forty-eight (48) three bedroom units on the site. The main entrance to the complex is from Grand Teton Drive, approximately 960 feet east of Egan Crest Way while a smaller entrance 25 foot driveway is proposed off the Grand Teton Drive approximately 420 feet east of Egan Crest Way.

Large apartment complex buildings are located along the north and west property lines, while smaller lofts and garage facilities are to be located along the south. Interior to the site are three large apartment complex nodes, in which each centers around common open spaces consisting of either a pool or spa.

The site plan indicates 931 parking spaces, 20 of which are handicap spaces, to be provided on-site. The parking to be provided will consist of both covered and uncovered parking spaces through the entire site. The project meets Cliff Edge Parking Standards. Trash enclosures have been located within parking landscape islands through out the site.

- Landscape Plan

The Plan shows adequate interior landscaping within parking lots and within the exterior landscape buffers.

- Elevation

The proposed development consists of eight different building types, including a loft option. The buildings range from two to three-stories and from 12 feet to approximately 38 feet in height. All of the buildings will have two toned stucco effect to differentiate between the lower levels and the upper floors. In addition, all of the buildings will have tile roofs and decorative metal railings and entry doors. The site plan proposes five of building type #1, seven of building type #2, four of building type #4, three of building type #5, one of building type #9, two of building type #15, one of building type #17, and six of the loft.

- Floor Plan

Each of the eight building types has associated floor plans, which range from one to three bedrooms. The applicant is showing two hundred twenty-two (222) one bedroom units, two hundred twenty-two (222) two bedroom units and forty-eight (48) three bedroom units on the site.

- Trails and Open Space

A Multi-Use Transportation Trail is to be developed along the north property line of the proposed development. The proposed project is providing 196,980 square feet of open space where 49,200 square feet is required which exceeds the amount of open space required for this development.

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 surrounding area, with the exception of single-family residences to the west, across Egan Crest Way, is undeveloped. The proposed use of the property is consistent with Cliffs Edge Master Planned Community special land use designation of M (Medium Density Residential).

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 development is consistent with the Cliffs Edge Master Development Plan and Design Guidelines and Title 19 Development Standards. Therefore, staff recommends approval.

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

The site will have ingress and egress from Grand Teton Drive, a 100-foot Primary Arterial designated by the Master Streets and Highway Plan. The site provides adequate access to Grand Teton Drive.

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

The proposed landscape and building materials are appropriate for the area and conform to such materials as direct by the Cliffs Edge Master Development Plan and Design Guidelines.

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 building elevations are typical of multi-family residential apartment complexes and will be compatible with the Cliffs Edge Master Development Plan and Design Guidelines.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

Condition #3 was added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 126 by Planning Department

APPROVALS 0

PROTESTS 0