

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 1, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-13852 - APPLICANT/OWNER: WILLIAM LYON HOMES

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13854) and Variance (VAR-13853) 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. Site Development Plan Review approval (SDR-9927) is hereby expunged.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/06, except as amended by conditions herein.
5. The standards for this development shall include a minimum lot size of 14,581 square feet and building height shall not exceed one story or 20 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 15 feet on the corner side, and 25 feet in the rear. For patio covers in the rear yard, the setback shall be 14.5 feet to the face of the overhang and 14 feet to the post.
7. 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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

9. 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.
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. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
14. Rezoning (ZON-9926) is hereby expunged.
15. [The pedestrian access to Floyd Lamb Park at Tule Springs as shown on the submitted plans date-stamped 5/26/07 shall be permanently maintained.](#)

Public Works

16. Construct half street improvements on Coke Street adjacent to this site concurrent with development of this site. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Also, the installation of sidewalk may be deferred at this time provided the Owner signs and records a Covenant Running with the Land for the future installation of such sidewalk and landscapes, maintains, and submits an Encroachment Agreement for the unimproved right-of-way on Coke Street. 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.

17. Extend public sewer in Coke Street to the northern edge of this site at a depth and location acceptable to the City Engineer. Additionally, provide a public sewer stub to Assessor Parcel Number #125-09-601-001 to a location and at a depth acceptable to the City Engineer concurrent with development of this site.
18. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for ZON-13854 and all other subsequent site-related actions.
20. A Homeowners Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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. 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.
22. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
23. A minimum of two lanes of asphalt pavement on the major access street adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

24. All private improvements and landscaping 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.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 49-lot single family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street. This item, along with companion items ZON-13854 and VAR-13853, were tabled at the 09/07/06 Planning Commission meeting at the request of the applicant in anticipation of the city's plans to grade the adjacent property for a proposed stormwater detention facility at Floyd Lamb State Park.

The plan is being brought back to the table with no revisions. The proposed rezoning to R-PD2, at the current density of 1.98 dwelling units per acre, is consistent with the current General Plan designation. However, per Title 19.06, the R-PD District is intended to provide for enhanced residential amenities or open space. As the requested Site Development Plan Review does not provide for any enhanced residential amenities or open space, staff cannot support this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/21/04	The City Council approved a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The effective date was 01/30/04.
01/04/06	The City Council approved a request for a Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Review (SDR-9927) for an eight-lot single family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial. These approvals will expire on 01/04/08.
01/12/06	The Planning Commission approved a Tentative Map (TMP-10525) for the proposed eight-lot Horse and Coke Subdivision on 5.93 acres encompassing Assessors Parcel Numbers 125-09-702-001 and 125-09-702-002. Staff recommended approval. No final map based on this tentative map has been recorded on this site. The approval expires 01/12/08.
04/19/06	The City Council approved a Petition to Annex (ANX-11001) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 16 acres. The Planning Commission and staff recommended approval. The effective date was 04/28/06.

09/07/06	This and associated items ZON-13854 and VAR-13853 were tabled at the applicants request.
02/07/07	The City Council approved Ordinance No.5891, clarifying and standardizing the provisions governing the expiration and termination of zoning-related applications and approvals. The ordinance specifies, in part, that a public hearing item that is tabled at the request of the applicant shall expire six months after the last announced public hearing date. As the ordinance was adopted after this and related items were tabled, these items are not subject to the six-month expiration.
04/18/07	The City Council approved a Petition of Vacation (VAC-13850) to vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.
06/28/07	The Planning Commission recommended approval of companion items ZON-13854 and VAR-13853 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #28/ss).
<i>Related Building Permits/Business Licenses</i>	
At this time, there are no building permits or business licenses related to the subject site.	
<i>Pre-Application Meeting</i>	
04/24/06	A pre-application meeting was held detailing the requirements for submittal of an R-PD (Residential Planned Development), which included the following: <ul style="list-style-type: none"> • Approval of Annexation (ANX-11001) • A Variance for Open Space will be needed • Public Works requested rural improvements along Coke Street
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required as part of this application request, nor was one held.	
<i>Field Check</i>	
06/05/07 -- The site is undeveloped. Large, single-family lots are located to the north, south and east of the subject site. Property to the north has a rural character with dense landscaped buffers around the perimeter. This area is primarily flat.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	24.8

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped) and U (Undeveloped) under Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)
North	Single Family Residential	RNP (Rural Neighborhood Preservation)	Clark County
South	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development 3 Units Per Acre)
West	Floyd Lamb Park undeveloped	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)

<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		X	N/A
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

* A Multi-use Non-Equestrian Trail is required on the west side of this proposed development (Conough Lane). However, it is wholly within the boundaries of Floyd Lamb State Park and not a part of this proposal.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, development standards for residential planned developments are established by an approved site development plan. The following standards are proposed for this project:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	14,581 SF
Min. Lot Width	97 feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear • Patio Cover 	18 feet to garage 15 feet to dwelling 5 feet 10 feet 25 feet 14.5 feet to face of overhang 14 feet to face of post
Max. Building Height	20 feet

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped)	2.0 du/ac	39 (19.8 acres)
U (Undeveloped) under Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)	2.49 du/ac	12 (5 acres)
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD2 (Residential Planned Development 2 Units Per Acre)	2.49 du/ac	61
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
RNP (Rural Neighborhood Preservation)	2.0 du/ac	49

Per Title 19.12, the following landscaping standards apply to the subject proposal:

<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>		
Buffer: Min. Trees (Coke Street)	1 Tree/30 Linear Feet	39 Trees (1170 street frontage)	40 Trees	Y
Min. Zone Width	6 feet		6 feet	Y
Wall Height	Up to 4 feet retaining; up to 6 feet screening		4 feet retaining; 6 foot screening	Y

Per Title 19.06, the following open space standards apply to the subject proposal:

Open Space							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
24.8	1.98 du/ac	0.0165	3.26%	35,293 SF	0%	0 SF	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Residential	49	2 spaces/unit	98	0	98	0	
TOTAL			98	0	98	0	Y

ANALYSIS

- **Zoning**

The existing General Plan designation of the subject site is RNP (Rural Neighborhood Preservation), which allows a density of up to 2.0 dwelling units per acre. The proposed rezoning to R-PD2 (Residential Planned Development - 2 Units per Acre), at the current density of 1.98 dwelling units per acre, is consistent with the current General Plan designation.

- **Site Plan**

The site plan depicts 49 lots ranging in size from 14,581 square feet to 26,399 square feet. Site circulation is provided by 39-foot private streets that take access from Coke Street, a 60-foot public right-of-way on the east perimeter of the development. Perimeter walls are proposed to be a maximum of six feet in height for screen walls and four feet for retaining walls. While front yard setbacks are proposed to be 15 feet to the house, rear yard setback is 25 feet, which is more in keeping with rural residential lots elsewhere in the city. Patio covers are proposed to encroach no closer than 14 feet to the rear property line.

The proposal is for a residential planned development. Per Title 19.06, the R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities; efficient utilization of open space; the separation of pedestrian and vehicular traffic; and homogeneity of land use patterns. The proposed development does not provide for any enhanced residential amenities or open space; therefore, staff cannot support this request.

- **Landscape Plan**

The landscape plan depicts a six-foot landscape buffer along Coke Street with trees 30 feet on center and at least five (5) five-gallon shrubs per tree. Alternating 24-inch box Southern Live Oak and Pink Dawn Chitalpa trees are proposed.

- **Elevations/Floor Plans**

The elevations depict single story homes with tile or asphalt singles with stucco walls. The elevations are typical for a ranch style homes. The floor plans depict three, four and five bedroom single-family homes that are typical for a ranch style development. Homes contain two or three car garages.

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 is compatible with the adjacent single-family developments and the proposed development of Floyd Lamb State Park to the west.

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 existing General Plan designation of the subject site is RNP (Rural Neighborhood Preservation), which allows a density of up to 2.0 units per acre. The proposed rezoning to R-PD2 (Residential Planned Development - 2 Units per Acre), at the current density of 1.98 dwelling units per acre, is consistent with the current General Plan designation. However, the R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities; efficient utilization of open space; the separation of pedestrian and vehicular traffic; and homogeneity of land use patterns. This application does not provide for any open space and does not provide for any enhanced residential amenities.

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

Site circulation is provided by 39-foot private streets that take access from Coke Street, a 60-foot public right-of-way. The proposal will not negatively impact adjacent roadways or neighborhood traffic. The current rights-of-way of Horse Drive and Teasha Lane west of Coke Street are in the process of vacation.

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

Building and landscape materials are appropriate for this area of 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;

The elevations depict single-story homes with tile or asphalt singles with stucco walls. The elevations are typical of ranch style homes. They are not unsightly or obnoxious in appearance.

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

The proposed changes will not compromise the public health, safety or general welfare.

PLANNING COMMISSION ACTION

Conditions #15 was added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 218 by Planning Department

APPROVALS 0

PROTESTS 2