

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-22877 - PUBLIC HEARING - APPLICANT/OWNER:
SPINNAKER HOMES V, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0069-02), except as amended herein.
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, date stamped 07/27/07; landscape plan, date stamped 07/25/07; and building elevations, date stamped 06/26/07 and 07/27/07, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. The standards for this development shall include a Building height that shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be ten feet.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. Specifically, the site plan shall be revised to depict accessibility spaces that meet LVMC Title 19.10.010 (G) (3) (Handicapped Parking Requirements Design Standards). Should the revisions reduce the available parking below the minimum number of spaces require then a variance must be approved prior to the issuance of any building permits.
8. 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.

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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. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.
15. 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.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

18. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Campbell Road, a 20-foot radius on the southeast corner of Campbell Road and Deer Springs Way prior to the issuance of any permits.
19. Construct half-street improvements, including appropriate transition paving (if legally able) on Deer Springs Way and Campbell Road adjacent to this site concurrent with development of this site. The improvements on Campbell Road shall be constructed to integrate into the non-standard corner shown on the approved plans for the project to the south. All street improvements shall meet Town Center Standards. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
20. A traffic queuing analysis for the proposed gated entrance must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits or the submittal of any construction drawings. If the traffic queuing analysis is not approved, then this driveway shall either not be gated, or shall be redesigned to meet Standard Drawing #222a requirements. If applicable, submit an application for a deviation from Standard Drawing #222a. If the driveway requires modifications, a revised site plan shall be submitted to the Planning and Development Department.
21. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z6902, Town Center Development Standards and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 11 building, 149-unit multi-family residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The project site currently consists of two undeveloped parcels of land north of the CC215, west of Durango Drive.

The applicant indicates that layout of this complex will create a lower density (10.95 units per acre) along the roadways, thus providing a transitional zone between the single family residential developments to the north and west and the higher density at the core of this site (18.27 units per acre) and the approved development to the south (24.88 units per acre). This proposed development is in keeping with the objectives and goals of the proposed M-TC (Medium Density Residential - Town Center) Special Land Use Designation and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/17/01	The City Council approved the Annexation [A-19-02(A)] of this property. The annexation became effective on January 31, 2001.
04/21/04	The City Council approved a Request for a Review of Conditions (ROC-4119) of Condition number 3 of an approved Site Development Plan Review [Z006902(1)], which established the front setback to garage doors. Staff recommended denial on April 24, 2004.
05/21/04	The City Council approved a Request for a Review of Conditions (ROC-2014) of condition number 3 of an approved Site Development Plan Review [Z006902(1)] to allow a three foot side setback where a five foot side setback was approved in conjunction with a 142 lot single family subdivision on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval on April 24, 2003.
10/20/04	The City Council approved the Site Development Plan Review for this project (SDR-4992). The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for Tentative Map (TMP-5118) for a 94-lot single family residential development on the subject property. Staff recommended approval.
08/09/07	The Planning Commission held this item in abeyance at staffs request to allow time to review a recently submitted revision to the site plan.
09/13/07	A companion item for a Major Modification (MOD-22882) will be heard with this item.

RTS

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<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this project approved or under review.	
<i>Pre-Application Meeting</i>	
06/12/07	A pre-application meeting was held and elements of this application were discussed. It was noted that while the project is intended for active adults it must be calculated as multi-family for parking. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
07/30/07	A neighborhood meeting is not required; however, the applicant has indicated that they have scheduled a meeting at Mountain Crest Community Center, 4701 N. Durango, at 6:00 PM to discuss this project.

<i>Field Check</i>	
07/06/07	The Department of Planning and Development conducted a site visit that found that this is two unimproved parcels that appear to be used as stockpile locations for other area developments. There is some evidence of dumping and there are subdivision directional signs for the Echelon development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.13

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML-TC (Medium Low Density Residential- Town Center) [Proposed: M-TC (Medium Density Residential Town Center)]	T-C (Town Center)
North	Single-family Residential, Detached	ML-TC (Medium Low Density Residential- Town Center)	T-C (Town Center)
South	Multi-family Residential (Under Construction)	M-TC (Medium Density Residential Town Center)	T-C (Town Center)
East	Undeveloped [Mixed-Use Development Proposed (SDR-21700)]	UC-TC (Urban Center Mixed-Use Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation] [Proposed: T-C (Town Center) Zone]

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West	Single-family Residential, Detached	ML-TC (Medium Low Density Residential- Town Center)	T-C (Town Center)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<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

DEVELOPMENT STANDARDS

The Town Center Development Standards Manual does not provide specific setback or minimum lot dimension standards for multi-family residential (apartment) developments within the M-TC (Medium Density Residential Town Center) designation. As a result, the development is in compliance with zoning standards that apply to the site. There are standards specified for open space and streetscaping requirements that must be met as outlined below.

Pursuant to Town Center Development Standards, the following development standards are proposed:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	441,262.8 SF
Min. Setbacks	
• Front	11 Feet
• Side	17 Feet
• Corner	> 5 Feet
• Rear	> 20 Feet
Max. Building Height	2 Stories / 30 Feet
Trash Enclosure	Screened and Gated
Mech. Equipment	Screened

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Existing Zoning	Permitted Density	Units Allowed
ML-TC (Medium Low Density Residential- Town Center)	8 Units per Acre	81 Units @ 10.13 Acres
Proposed General Plan	Permitted Density	Units Allowed
M-TC (Medium Density Residential Town Center)	25 Units per Acre Proposed: 14.7 Units per Acre	253 Units @ 10.13 Acres Proposed: 149 Units @ 10.13 Acres
Zoning	Permitted Density	Units Allowed
T-C (Town Center)	n/a	n/a

Pursuant to Town Center Development Standards, the following landscape and open space standards apply:

Landscaping Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	# of trees = (# of uncovered spaces/6) + (# of end of row islands/2)	31 Trees	> 31 Trees	Y
Buffer: Min. Trees (Amenity Zone)	1 Tree / 30 Linear Feet	36 Trees	36 Trees	Y
Min. Trees (Buffer Zone)	n/a			
TOTAL		67 Trees	349 Trees (24 box or bigger) Depicted on LS Plan	Y
Min. Zone Width	n/a		12 Feet @ Deer Springs Way	Y
	n/a		11 Feet @ Campbell Rd.	Y
	n/a		10 Feet @ East P/L	Y
	n/a		10.5 Feet @ South P/L	Y

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<i>Open Space Standards</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>	
10.13 Acres	14.7 Units per Acre	n/a	12%	1.21 Acres	37%	3.75 Acres	Y

Pursuant to Town Center Development Standards, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Arterial 80 (Deer Springs Way)	Street trees in the Amenity Zones shall be 30 feet on-center, alternating shade trees and flowering trees with decomposed granite, Mojave Gold.	Street trees in the Amenity Zones shall be 30 feet on-center, alternating shade trees and flowering trees with decomposed granite, Mojave Gold.	Y
Town Center Residential Collector 80 (Campbell Road)	Street trees in the Amenity Zones shall be 30 feet on-center, alternating shade trees and flowering trees with decomposed granite, Mojave Gold. Two accent trees within the amenity zone at any intersections	Street trees in the Amenity Zones shall be 30 feet on-center, alternating shade trees and flowering trees with decomposed granite, Mojave Gold. Two accent trees within the amenity zone at any intersections	Y

Pursuant to Town Center Development Standards; Title 19.04; and Title 19.10, the following parking standards apply:

<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	24 1 Bedroom Units	1.25 Spaces / Unit	29 Spaces	1 Spaces	30 Spaces		Y *
	104 2 Bedroom Units	1.75 Spaces / Unit	181 Spaces	1 Spaces	182 Spaces		Y *
	21 3 Bedroom Units	2.00 Spaces / Unit	41 Spaces	1 Spaces	42 Spaces		Y *
	149 Units	1 Space / 6 Units	24 Spaces	1 Space	35 Spaces		Y *

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SubTotal			275 Spaces	4 Spaces	289 Spaces	6 *	
TOTAL (including handicap)			279 Spaces		295 Spaces		Y **

* The six spaces that appear to be intended as accessible spaces are not specifically assigned to any class of unit or guests. The total spaces required, two-percent of the units (three spaces) plus one space among the 25 total guest spaces, is met by these six spaces.

** The accessible spaces are not tabulated nor properly denoted on the site plan. A condition of approval has been included in this review that a revised site plan that properly tabulates the accessible spaces and accommodates the design standards for handicapped parking spaces must be submitted prior to the issuance of any building permits for this project. If the revision results in the parking provided falling below the amount required, then a variance to approve the difference must be approved prior to the issuance of any building permits.

ANALYSIS

The subject property has a general plan designation of TC (Town Center). This is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses. The zoning of T-C (Town Center) with a proposed M-TC (Medium Residential Town Center) special land use designation complies with this designation. Projects located within the Town Center area are subject to the Town Center Development Standards as well as Title 19. The development is permitted within the T-C (Town Center) zone.

The subject site is currently designated ML-TC (Medium-low Residential - Town Center). The applicant has requested a Major Modification (MOD-22882) to change the two parcels that make up the site to an M-TC (Medium Residential - Town Center) designation. The request is to accommodate the proposed multi-family development at a gross density of 14.7 dwelling units per acre. The existing designation will only allow a density of eight dwelling units per acre. The difference between the proposed development (149 units) and the existing designation (81 units allowed) is a difference of 68 units; under the proposed designation (253 units allowed) this development would be compliant with the density allowances as outlined in the Town Center Development Standards Manual.

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The site encompasses two parcels with proposed buildings built on or at 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 for the Town Center 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 at the southeast corner of Deer Springs Way and Campbell Road. This site consists of two undeveloped parcels of land in the city's Centennial Hills Town Center plan area. The site plan illustrates eleven buildings that are proposed for multiple unit types ranging from eight to 16 units per building. The buildings are generally massed towards the northwestern corner of the site with a mini-park at the corner of Deer Springs Way and Campbell Road. The higher intensity development is towards the center of the center of the site and includes the recreation center, pool, and complex office building.

The site plan is in compliance with the standards of the Town Center Development Standards Manual. There are no specified standards applicable to the proposed M-TC (Medium Residential Town Center) designation for a multi-family development. The proposed setbacks, building heights, building separation distances, and residential adjacency setbacks are similar to the R-3 (Medium Density Residential) zoning district standards as outlined in Title 19.08.050. The only noteworthy difference is that the setback from the front of the property (Campbell Road) is at 11.5 feet to a principle building where Title 19 standards would require a 20-foot setback. The reduced setback is appropriate here as Town Center standards specifically call for the building to be closer to the street and the distance between the nearest single family residential properties is greater than the 90 feet that would be required to accommodate residential adjacency standards.

- **Landscape Plan**

The open space provided at 37 percent for this project exceeds the requirements of the Town Center Development Standards and Title 19. The landscaping is generally in conformance with the Town Center Development Standards.

The landscape plan depicts the various landscape buffers around the perimeter of this site. The streetscape and landscaping treatments required along the Town Center designated Town Center Arterial (Deer Springs Way) and Town Center Residential Collector (Campbell Road) have been incorporated into the plan.

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The streetscape amenity zones, perimeter landscape buffers, and parking area islands are depicted as having the multiple tree species of the appropriate sizes to meet the Town Center Development Standards and Title 19 requirements. The parking area landscaping has been provided in both islands at the ends of the parking rows and in landscape blocks within the parking rows.

- **Elevations/Floor Plan**

The elevations depict an appropriate design for multi-family residential buildings, in terms of color and materials. The materials and design of the building exteriors match through out and use balconies and accent trims to accentuate the appearance of the building facades. The front elevation building composite for building type C indicates a one-story portion at one end of the building. This one-story component has been oriented to diminish the bulk of the two buildings at the northern end of the development where, across the street, there is the entry to a neighboring single family residential subdivision.

The floor plans show that the residential units range in size from approximately 750 square feet to 1,237 square feet of interior living space with an available patio or balcony depending on whether it is a first floor or second floor unit. There are one, two and three bedroom units, each with a kitchen; dining and living room areas; and at least one bathroom provided.

The site development plan review has been submitted in conjunction with a proposed Major Modification (MOD-22882) to change the Town Center land use designation for the subject site from ML-TC (Medium-Low Residential Town Center) to M-TC (Medium Residential Town Center).

The proposed multi-family residential development is appropriate for this area per the Town Center Development Standards. Due to the compatibility of this development with the surrounding present and future land use designations, staff is recommending approval of this site development plan review request.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

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The proposed development will be consistent with the existing and proposed development around the site and will create a transition in the residential density from the single family neighborhoods to the north and west to the more intense developments proposed to the east and under construction to the south.

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 site plan conforms to both the General Plan and the proposed Town Center land use designations for the site. The proposed site plan conforms to other city policies and standards.

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

Access to the development is via Deer Springs Way, (an 80-foot Town Center Arterial). The development should not have an adverse effect on the capacity of the street.

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

The building and landscape materials are appropriate for this area, which contain a blend of medium-low and medium density residential uses with a similar scale, appearance and design.

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 architectural design of this project will allow it to blend harmoniously with other similar development emerging in this area. The design of the project in the spirit of the approved Town Center Development Standards Manual and has attempted to integrate the development with those standards. Further, to create a more desirable appearance and aesthetically pleasing environment the development has incorporated a single story element at the entry to be more compatible with the entryway to the neighboring single family residential subdivision to the north.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 558 (Mailed with MOD-22882)

APPROVALS 1

PROTESTS 9