

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-24274 - APPLICANT/OWNER: TR BOULDERS CORPORATION

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0033-97), Site Development Plan Review [Z-0033-97(8)] if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. 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 08/28/07, except as amended by conditions herein.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
7. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/28/2007, except as amended by conditions herein.
8. Any remodeling or construction work in conjunction with the conversion of the condominiums to apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.

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Public Works

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
10. Site development to comply with the approved Drainage Study.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This Request is for a Site Development Plan Review for an existing 388 condominium development conversion to a 388-unit apartment complex on 21.30 acres at 3450 North Hualapai Way. Originally built as an apartment complex in 2000, the existing complex was converted to a condominium development by a Final Map recorded on December 23, 2005. Now under new ownership a conversion back to apartments is being requested.

The site plan depicts existing structures and facilities in the community. As stated on the submitted site plan all existing structures are to remain and there will not be any structural improvements to the buildings or facilities. Staff recommends approval of the conversion from condominiums to apartments.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
03/06/96	The property was annexed into the City of Las Vegas (A-0025-95). The Planning Commission and staff recommended approval.
06/23/97	The City Council approved the Rezoning (Z-0033-97) to PD (Planned Development) for the Lone Mountain Master Plan Area. The subject parcel was designated for Medium Density (maximum of 18 units per acre) Land Uses by that Plan. The Planning Commission and staff recommended approval.
01/14/99	The Planning Commission approved the request for a Site Development Plan Review [Z-0033-97(8)] for a proposed 384-unit apartment community complex.
01/05/05	The City Council approved a request for a Site Development Plan Review (SDR-5493) for a 388 unit multi-family condominium conversion development on 21.3 acres at 3450 North Hualapai Way.
01/13/05	The Planning Commission approved a Request for a Tentative Map (TMP-5593) for a 388-Unit Residential Condominium Subdivision on 21.3 acres at 3450 North Hualapai Way.
03/10/05	A request for a Final Map (FMP-6052) Technical Review was approved for a 388-unit residential Condominium Subdivision on 19.89 acres at 3450 North Hualapai Way. The map was recorded on 12/23/2005. An amended map (for addressing) was recorded on 07/17/2006

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<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
08/22/2000	Clubhouse, office, rec (Cheyenne / Hualapai Apts Permit 4316)
09/06/2000	Ramada (Cheyenne / Hualapai Apts Permit 5675)
09/11/2000	Clubhouse, rec, office, models (Cheyenne / Hualapai Apts Permit 99024355)
10/06/2000	Garage 9 Bldg - Type 4 (Cheyenne / Hualapai Apts Permit 4348)
03/26/2001	Carports (Cheyenne / Hualapai Apts Permit 100910)
03/30/2001	Retain and Block Walls (Cheyenne / Hualapai Apts Permit 13337)
03/30/2001	Access Gates (Cheyenne / Hualapai Apts Permit 16551)
04/24/2001	Water Feature/Pond (Cheyenne / Hualapai Apts Permit 10052)
09/08/2005	Conversion to Condo Fees (The Boulders Condominiums)
09/19/2000	Original license issued for Apartments
12/16/2005	Change of Ownership
01/18/2006	License issued for Apartments
<i>Pre-Application Meeting</i>	
07/30/07	Discussed proposed submittal and Title 19.18.050 requiring an SDR for the conversion of condominiums to apartments.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/07/07	The site is fully developed with two-story multi-family buildings. The frontage is landscaped with shrubs and groundcover.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	21.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Condominiums	PCD(Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD(Planned Community Development)-	C-V (Civic)
South	Undeveloped	PCD(Planned Community Development)	U(PCD) U(Undeveloped) Zone [PCD (Planned Community Development)General Plan Designation] U(PROSP) U(Undeveloped) Zone [PROSP(Parks/Recreation/OpenSpace

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East	School/Park/Open Space	PROS(Parks/Recreation/Open Space)	PD (Planned Development)
West	Single Family Residential	PCD(Planned Community Development)	PD (Planned Development)

The site is designated as PCD (Planned Community Development) on the Centennial Hills Sector map of the General Plan. The conversion to apartments does not conflict with General Plan policies for this site.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain	X	
Special Overlay District		X
Trails		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Lone Mountain Master Development Plan. The site is designated as MFM (Multi-Family Medium Density Residential). The Multi-Family Medium Density provides for the development of 12.1 to 18 dwelling units per gross acre. Product types shall include a variety of units such as plexes, townhouses, and low-density multi-family, detached one and two story residential buildings. The proposed site plan conforms to the special land use designation applied through the Lone Mountain Master Development Plan.

DEVELOPMENT STANDARDS

The proposed conversion to apartments consists of a 388-unit condominium development covering the 21.30-acre site. There are 32 multi-family buildings comprised of one, two, and three bedroom units located throughout the project. The building designs are both one and two-story floor plans with two-car and three-car garages. The site is accessed via Hualapai Way, which is designated as a Primary (100-ft) Arterial on the Master Plan of Streets and Highways, and will not negatively impact roadways or neighborhood traffic.

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Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	388						
	162 Studio/one bedroom	1.25 per unit	203				
	194 Two bedrooms	1.75 per unit	340				
	32 Three bedroom	2 per unit	64				
	1 addl guest space for every 6 units		65				
SubTotal			672	13	727	13	
TOTAL (including handicap)			672		727		

The project exceeds the standards of the code with respect to the overall number of parking spaces. Between 501 to 1,000 parking spaces requires two percent of the total number of required spaces shall be handicap spaces.

ANALYSIS

- **Zoning**

The proposed conversion of condominiums to apartments is in conformance with PD (Planned Development) zoning district. Such development is also permitted and in conformance with the Lone Mountain Special Land Use Designation of MFM (Multi-Family Medium Residential).

- **Site Plan**

The site plan matches that of the originally approved Site Development Plan Review [Z003397(8)]. The site plan depicts an arrangement of buildings and vehicle driveway and parking areas. Also indicated on the site plan are community facilities, including a recreation building and outdoor pool.

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- **Landscape Plan**

Existing landscaping is provided around the buildings and in planters around the perimeter of the existing complex. The existing site is to be in conformance with Site Development Plan Review [Z-0033-97(8)] and the landscape standards of Title 19.12.

- **Elevation**

Elevations depict stucco exteriors with varying facades, which include patios, balconies, and arched windows, with tile roofs.

- **Floor Plan**

The provided floor plans indicate four building types, which are composed of one, two, and three bedroom units.

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 conversion of the existing condominiums to an apartment complex is compatible with adjacent development.

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 General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards.

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

Site access for this existing apartment complex will not be negatively impacted by the proposed conversion.

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

The existing elevations and landscape materials are appropriate for the proposed conversion of condominiums to apartments.

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 depict design characters that are not unsightly and are harmonious and compatible with development in the area.

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

The proposed development will be subject to ongoing inspections, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 348

APPROVALS 0

PROTESTS 1