

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-25487 - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11187) Site Development Plan Review (SDR-11188) and Vacation (VAC-11354) shall be required, 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 12/28/07, landscape plan date stamped 01/11/08, and building elevations date stamped 12/28/07, except as amended by conditions herein.
4. 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 trash enclosures to be located at least fifty feet from protected property.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan. An additional 56 twenty-four inch box trees shall be placed in the perimeter landscape buffer areas of the site.
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.

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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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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 Petition of Vacation, such as VAC-11354, for all rights-of-way in conflict with this site shall record prior to the issuance of any permits or the recordation of any Final Maps for this site, whichever may occur first.
13. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
14. Dedicate 40 feet of right-of-way adjacent to this site for Lone Mountain Road and the right-of-way necessary for a cul-de-sac meeting current City Standards at the terminus of Peaceful Dawn Avenue prior to the issuance of any permits.
15. Construct half-street improvements on Lone Mountain Road, Stange Avenue, and a complete cul-de-sac bulb for Peaceful Dawn Avenue concurrent with development of this site. In addition, construct widened paving, curb and gutter on Stange Avenue and Peaceful Dawn Avenue east of this site to tie into existing improvements. All half street improvements shall include appropriate overpaving and transition paving including appropriate terminations at the boundaries of this site acceptable to the City Traffic Engineer, such as barricades at the west end of Stange Avenue. 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).

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16. A minimum of two lanes of asphalt pavement on the major access streets 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.
17. Extend public sewer in Peaceful Dawn Avenue and Stange Avenue to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. 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.
18. 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.
19. An update to the Lone Mountain West Master Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. 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.
21. Site development to comply with the Lone Mountain West Master Development Plan and all other applicable site-related actions.
22. 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 public 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single family residential development with a 296-unit multi-family residential development on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road.

The project as designed is more intense than the existing residential development adjacent to the site. As such, the project is not appropriate to its context, and staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval. Staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval with amended conditions. Staff recommended denial.
03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan (A) to add 4.95 acres to the Plan area, (B) to change the land use designation from: L (Low Density Residential) to ML (Medium-Low Density Residential), and (C) amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval. Staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. Planning Commission recommended approval. Staff recommended denial.
04/05/06	The City Council approved a Site Development Review (SDR-11188) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Planning Commission recommended approval, while staff recommends denial.

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<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses pertain to this site.	
<i>Pre-Application Meeting</i>	
09/12/07	A pre-application meeting was held with the applicant. The applicant proposes to replace a portion of a 308-lot single-family residential development with a 296-unit multi-family residential development on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road. The applicant was informed that this would require a Major Modification of the Lone Mountain West Plan and a Major Amendment to the previously approved Site Development Plan Review (SDR-11188).
<i>Neighborhood Meeting</i>	
01/17/07	A neighborhood meeting is scheduled for January 17 th , 2008 at 5:30 PM at Mountain Crest Neighborhood Services Center, 4701 North Durango Drive Las Vegas, NV 89129.

<i>Field Check</i>	
12/18/07	A field check was made on site. The site is currently undeveloped with existing single family residential to the east of the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	16.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Desert	PCD (Planned Community Development)	RC (Resource Conservation)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	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 Lone Mountain Master Plan does not provide specific setback or minimum lot dimension standards for apartment developments within the MFM (Multi-Family Medium) designation.

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	87.9 Feet	92 Feet	Y
Adjacent development matching setback	20 Feet	92 Feet	Y
Trash Enclosure	20 Feet	>50 Feet	N*

*A condition has been added to meet this standard.

<i>Existing GPA</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development) [Lone Mountain West ML (Medium Low Density)]	12 du/ac	196 Units
<i>Proposed GPA</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Community Development) [Lone Mountain West MFM (Multi-Family Medium Residential)]	25 du/ac	410 Units
<i>Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Development)	N/A	N/A

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Pursuant to Title 19.10, Title 19.12, and the Lone Mountain West Master Plan, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	50 Trees	84 Trees	Y
Buffer: Min. Trees	1 Tree / 20 Linear Feet	224 Trees	168 Trees	N*
TOTAL		274 Trees	252 Trees	Y
Min. Zone Width (ROW)	15 Feet		20 Feet	Y
Min. Zone Width (Interior)	6 Feet		20 Feet	Y
Wall Height	8 Feet		Not Provided	N/A

**A condition has been added to meet this standard.*

Pursuant to the Lone Mountain West Master Plan, the following open space standards apply:

Open Space Lone Mountain							
Total Acreage	Total Number of Units	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
16.4	296	330 SF. / Unit or 2% of Total		97,680 SF		233,989 SF	Y

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Pursuant to Title 19.04 and 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	
Multi-Family Residential	236 2 Bedroom Units	1.75 Spaces / Unit	413				
	60 3 Bedroom Units	2.00 Spaces / Unit	120				
	296 Units	1 Space / 6 Units	50				
SubTotal			570	13	601	13	
TOTAL (including handicap)			583		614		Y

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ANALYSIS

- **Zoning**

The subject property is designated as PCD (Planned Community Development) under the Centennial Hills Sector Land Use Map of the General Plan and is zoned PD (Planned Development). This category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

The applicant has requested in a companion application to amend (MOD-25974) the Lone Mountain West Master Plan special land use designation from M (Medium Low Density Residential) to MFM (Multi-Family Medium) special land use designation. This designation allows up to 25 units per acre and calls for product types that include a higher density variety of multi-family unit such as condominiums and low density multi-family, and residential buildings up to three stories. The proposed development has a density of 18.04 units per acre and is in compliance with the area master plan.

- **Site Plan**

The previously approved Site Development Plan Review (SDR-11188) was for 308-single-family lots. The applicant is proposing to replace 159 single-family lots with 296 multi-family units on a 16.4 acre portion of the 38.6 acre site, which will leave 149 single-family lots on 22.2 acres to the south of this proposal.

Use	Acres	Parcels	Units/Lots	Action
Multi-Family	16.4	137-01-101-001 and 009, 137-01-201-001 and 002	296	Replacing 159 single family residential units with 296 multi-family units.
Single Family	22.2	137-01-201-011 and 012, 137-01-301-001 and 002	149	SDR-11188 approved a 308-lot single family development

The site plan depicts access to the subject site from Lone Mountain Road from the north, Peaceful Dawn Avenue to the east, and Stange Avenue to the south. The rectangular shape site consists of 12 two-story buildings located on the south portion of the site and 4 three-story buildings located on the north portion of the site near the clubhouse and pool. The site plan depicts community facilities, including a clubhouse and two outdoor pools on the north and south portions of the site. The site plan indicates that 614 standard surface parking spaces where 583 parking spaces are required by Title 19.10.

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•Landscape Plan

Landscaping is provided around all of the buildings and in planters around the perimeter of the proposed complex. A mixture of African Sumac, Palo Verde, Fan Tex Ash, Mexican Fan Palm, Shoestring Acacia, and Chitalpa trees adorn the site. On the west side of the project, the applicant proposes a small pocket park with picnic tables. Although the open space provided onsite is in conformance with the Lone Mountain West Master Plan, the site does not provide the sufficient number of 24-inch wide box trees per Title 19.12 Landscape Standards. The applicant is providing 168 trees in the perimeter landscape buffer area where 224 trees are required. A condition has been added that an additional 56 twenty-four inch box trees shall be placed in the perimeter landscape buffer areas of the site. The existing amount of useable open space exceeds the requirements of the Lone Mountain West Master Development Plan.

•Elevation/Floor Plans

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 throughout and use balconies and accent trims to accentuate the appearance of the building facades.

The two bedroom units are a dual master configuration with a bedroom and full bath at each end of the unit. The three bedroom units have a dual master configuration with a den/third bedroom option.

•Public Works

The Department of Public Works questions the viability of the proposed development at this location, due to Las Vegas Valley Water District limitations on water service to this site. It is our understanding that the pressure zone applicable to this site is not currently serviced by the Water District, and that without upstream reservoirs it will be very difficult to provide service to this site. This issue is between the applicant and the Las Vegas Valley Water District and is provided for information purposes only.

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;**

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The overall density and intensity of the project is greater than adjacent single-family residential development. The proposed development is not compatible with the existing and proposed residential development immediately to the east and south of this site.

- 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 project as designed is more intense than the existing residential development adjacent to the site. As such, the project is not appropriate to its context, and staff recommends denial of this request.

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

The 296 unit development would be served by Lone Mountain Road from the north, Peaceful Dawn Avenue to the east, and Stange Avenue to the south, which all connect with Cliff Shadows Parkway, an 80-foot wide Secondary Collector as defined by the Master Plan Streets and Highways. Adjacent roadways and neighborhoods could be negatively affected by increased traffic.

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

The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance.

- 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 developer of this project, for the most part, has considered the design of the project in the context of the approved Lone Mountain West Master Development Plan and has attempted to integrate the development with those standards.

- 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.

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