

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-26350 - APPLICANT/OWNER: VELIA I. MONARREZ TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: **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 01/15/08, elevations date stamped 02/15/08, except as amended by conditions herein.
3. The standards for this development shall include a Minimum lot size of 6,500 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
4. 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
5. 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.
6. 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).
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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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. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
14. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #224.
15. Landscape and maintain all unimproved right-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.
16. Submit an Encroachment Agreement for all landscaping and private improvements located within the public right-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed three-unit attached Condominium located on the north side of McWilliams Avenue, approximately 105 feet west of F Street. This Condominium is two stories and includes a total of three 3-bedrooms residences. These units have a combination of two 2-car garages and one 1-car garage with an additional surface parking space. This project complies with all of the Title 19 requirements for an R-3 (Medium Density Residential) Zoning District; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/11/2007	The Planning and Development Department received an application for a Variance (VAR-25980) to allow a 2,730 square foot lot size where 6,500 square feet is required and to allow a zero-foot side yard setback where five feet is required for three proposed single family dwellings. This application was pulled on 01/24/08.
<i>Related Building Permits/Business Licenses</i>	
There are no Building Permits or Business Licenses related to this request.	
<i>Pre-Application Meeting</i>	
11/28/07	A Pre-Application Meeting was held and the requirements for submitting a Site Development Plan Review for a three-unit condominium project were discussed at length.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.23

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Residential Land	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Apartment	MXU (Mixed-Use)	R-3 (Medium Density Residential)
East	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)

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West	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
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<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			
A-O (Airport Overlay) District 175 Feet	X		Y
West Las Vegas Plan	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.040, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	10,312 SF	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	20 Feet	62.5 Feet	Y
Max. Building Height	2 stories or 35 feet whichever is less	29.5 Feet	Y

Pursuant to 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>Required</i>		<i>Provided</i>	<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>	<i>Parking</i>	
			Regular	Regular	
Condominium	Three 3-Bedroom Units	Two Spaces per unit	6	6	Y
Total			6	6	Y

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Pursuant to the Title 19.12 the following Landscape Standards apply:

<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>		
Minimum Trees (24 box minimum) * North * South	1 Tree/20 Linear Feet	4 Trees	3 Trees 2 Trees	
TOTAL		4 Trees	5 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

ANALYSIS

- **Zoning**

The subject property is within the R-3 (Medium Density Residential) zoning district. The purpose of this zoning district is for the development of a variety of multi-family units such as duplexes, townhouses and medium density residential. The R-3 (Medium Density Residential) zoning district is consistent with the M (Medium Density Residential General Plan Designation). The proposed development of a three-unit Condominium Development is consistent with Title 19 and the General Plan.

The subject site is also located within the boundaries of the North Las Vegas Airport Overlay District, and is within the 175-foot height limitation contour. As this development is not above this height limitation, this development conforms to the requirements of this overlay district.

- **Site Plan**

This site plan proposes a 6,088 square-foot Condominium Development with a total of three units. The required setbacks are satisfied with this proposal including a 20-foot front yard setback, a 5-foot side yard setback and a 62.5-foot rear yard setback. This site plan is consistent with all of the Title 19 requirements and consistent with the surrounding residential properties.

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- **Elevations**

The elevations and materials are consistent with the neighborhood with a mixture of single family residences and multi-family. The north elevations shows a multi-family residence with a concrete tile roof, one front door entrance, garages and a design that is satisfactory to standards in the City of Las Vegas. The east and west elevations are very similar and have the same quality that is found throughout this project. The east and west elevations both have an entrance for the remaining two condominium units. The south elevation has doors to access the backyard and a plethora of windows.

- **Floor Plan**

The first floor of this Condominium Development includes two 2-car garages and a single car garage in the middle unit. These units can enter their property through the garage or through another outside entrance. This floor also includes a kitchen, powder room, dining area and a great room for each unit. The second floor includes a master bedroom, a master bathroom, a common bathroom and two other bedrooms for each unit. This total project encompasses a total 4,604 square feet of total livable area.

- **Landscaping**

The proposed design proposes two trees on the south portion of the site where four is required by Title 19.12. Access to the garages prohibits the applicant from adding two more trees on this portion of the site. The applicant has provided landscaping and three trees on the north portion of the site adjacent to the alley, which staff finds acceptable.

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 residential development is compatible with existing adjacent development and development in the surrounding residential area.

- 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;**

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The proposed site plan conforms to the General Plan designation and conforms to all Title 19 requirements. This project was designed to satisfy all the standards and intentions of the R-3 (Medium Density Residential) zoning district and the M (Medium Density Residential) General Plan designation.

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

The subject site is accessed through McWilliams Avenue, F and G streets. These streets are all approximately 68 feet wide and provide adequate access to this residential Condominium development. This site has adequate access and will not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed building and landscape materials are appropriate for the subject site as building materials and landscape species are often utilized in the City of Las Vegas.

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 indicate a well designed building exterior that creates an orderly and aesthetically pleasing environment and to be 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 plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

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NOTICES MAILED 153

APPROVALS 7

PROTESTS 0