

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-25908 - APPLICANT/OWNER: KB HOMES NEVADA INC, ET AL**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-25905), Rezoning (ZON-25906), Vacation (VAC-25907) 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. All development shall be in conformance with the site plan, date stamped 02/07/08, and landscape plan and building elevations, date stamped 02/13/08, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 6,825 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 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, 10 feet on the corner side, and 15 feet in the rear.
6. The required Multi-use Equestrian Trail along the southern perimeter shall be in conformance with the requirements of the Recreation Trails Element of the Master Plan.
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.

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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. Revised elevations and floor plans 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 conformance with this approval. Elevations and floor plans shall be fully dimensioned. Elevations shall include proposed colors and materials shall be identified.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with the City Surveyor to determine whether a Merger and ReSubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
16. Dedicate 30 feet of right-of-way adjacent to this site for Honeycreek Avenue, a 15-foot radius on the northwest corner of Honeycreek Avenue and Bradley Road and the right-of-way necessary for a cul-de-sac meeting current City Standards. In addition, dedicate the right-of-way necessary to maintain a 20-foot radius corner at the northeast corner of Leon Avenue and Iron Mountain Road.

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17. Construct half-street improvements, including appropriate overpaving where applicable, on Sheleheda Avenue, Bradley Road, Honeycreek Avenue, Iron Mountain Road, and Leon Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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).
18. 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.
19. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet, unless otherwise allowed by the City Engineer, to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
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 onsite streets shall be designated as common lots and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners Association on the Final Map for this site.

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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.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. 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 Site Development Plan Review for a proposed 118-lot single family residential subdivision on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue . The project proposes to merge and re-subdivide eight undeveloped lots into a 126-lot single family residential subdivision with development standards similar to an R-1 (Single Family Residential) zoning district.

The proposed General Plan designation is not consistent with the objectives of the General Plan or compatible with neighboring developments as it would allow density intensification, up to 5.5 units per acre, which does not represent an appropriate transition to the neighboring DR (Desert Rural Density Residential) and R (Rural Density Residential) designated parcels. Further, the elevations and floor plans submitted for this proposed development are not sufficient to provide the detailed type of review that is necessary to determine compatibility with surrounding developments. For these reasons this site development plan review request is not appropriate for the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/24/08	This item was held in abeyance at the applicants request to allow time to revise the proposed site plan.
02/28/08	A companion items for a General Plan Amendment (GPA-25905), Rezoning (ZON-25906), and Vacation (VAC-25907) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to this site	
<i>Pre-Application Meeting</i>	
10/03/07	A pre-application meeting was held and elements of this application were discussed. Parking ratios, access issues from Decatur Boulevard and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
01/03/08	A neighborhood meeting was held at the Centennial Hills Community Center, 6601 North Buffalo Drive. Ten members of the public, five representatives of the applicant, and one member of the Planning and Development staff attended. Those in attendance had the following comments and concerns: • There was no objection to the density proposed. • There was a desire that the elevation of the houses within the proposed development be similar in appearance to the existing area homes.
RTS	

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Field Check	
12/20/07	The Department of Planning and Development conducted a site visit that found that the site is an undeveloped parcel. There was temporary chain link fencing around the perimeter of the site. Some trash and debris had collected at the edges of the site.

Details of Application Request	
Site Area	
Gross Acres	30.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential) [Proposed: L (Low Density Residential)]	R-E (Residence Estates) [Proposed: R-PD4 (Residential Planned Development Four Units per Acre)]
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)
	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
South	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development Four Units per Acre)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
	Undeveloped	DR (Desert Rural)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-PD3 (Residential Planned Development Three Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	n/a
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	n/a
Trails	X		Y *
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

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- * The required trail is indicated by notation. A condition has been included in this review that requires the trail to meet the Recreation Trails Element requirements for a Multi-use Equestrian Trail.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Proposed *
Min. Lot Size	6,825 Square Feet
Min. Lot Width	65 Feet
Min. Setbacks • Front • Side • Corner • Rear	14 Feet to House and 18 feet to Garage 5 Feet 10 Feet 15 Feet
Max. Lot Coverage	n/a
Max. Building Height	2 Stories/35 Feet (which ever is less)

- * Pursuant to Title 19.08.040 (C)(4), the development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria. Any future development will require review for determination of appropriate development standards.

Pursuant to Title 19.06.040 (G), the following open space standards apply:

Open Space						
Total Acreage	Density	Required		Provided		Compliance
		Percent	Area	Percent	Area	
30.2 acres	3.91 du/ac	6.5%	1.9 Acres	6.5%	1.9 Acres *	Y

- * This is calculated by adding the area of the common lot portion of the multi-use equestrian trail to the area of the indicated park. The appropriate tabulation will need to be verified at the time of permitting to insure compliance with these requirements as the current drawings do not adequately indicate this information.

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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	Required			Compliance
		Parking Ratio	Parking		
			Regular	Handicapped	
Single Family, Detached	118-Lots	2 Spaces / SFD	236 Spaces	0 Spaces	Y
TOTAL (including handicap)			> 236 Spaces		Y

ANALYSIS

The subject properties are located within the boundaries of the Centennial Hills Sector Map of the General Plan. A proposed General Plan Amendment (GPA-25905), if approved, would allow an L (Low Density Residential) land use designation. The proposed designation allows single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre. The project proposes a single family residential subdivision consisting of 118 lots, at the northeast corner of Iron Mountain Road and Leon Avenue. The proposed development is in compliance with the proposed L (Low Density Residential) General Plan designation.

There is a Rezoning (ZON-25906) which proposes to change the sites zoning to R-PD4 (Residential Planned Development Four Units per Acre). The proposed R-PD4 (Residential Planned Development Four Units per Acre) zoning district is intended to provide maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and homogeneity of use patterns. Portions of an R-PD (Residential Planned Development) development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD (Residential Planned Development) district is a function of the location and land use designation. The density of this proposed residential subdivision is 3.91 dwelling units per acre, thus it has been designated an R-PD4 (Residential Planned Development Four Units per Acre) development. The proposed 118-lot residential subdivision is permissible in an R-PD4 (Residential Planned Development 4 Units Per Acre) zoning district which is compatible with the proposed L (Low Density Residential) General Plan designation.

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- **Site Plan**

The site is located on the north side of Iron Mountain Road, between Leon Avenue on the west and Bradley Road on the east. This site consists of eight undeveloped residential parcels.

The site plan illustrates 118 lots with a minimum lot size of 6,825 square feet. There are two entry points to the proposed development, one off of Iron Mountain Road and the other off of Bradley Road. The site plan illustrates that the proposed development is similar to the typical R-1 (Single Family Residential) zoning district as exemplified by the 65-foot minimum lot width and lots sizes greater than 6,500 square feet. The proposed lot sizes, setbacks, and lot widths, if developed as proposed, are generally compatible with the developments to the north, south, and west.

- **Landscape Plan**

The site plan indicates that there will be a landscape buffer at the north, east and south sides of the development. The buffer width is indicated on the site plan at six feet wide. The submitted landscape plan indicates that a variety of tree species will be used within the landscaped areas and the park (open space area). The tree species are drought tolerant and are appropriate for the area.

- **Elevations/Floor Plan**

The submitted elevations are insufficient to provide a detailed review. The drawings provided indicate a mix of architectural themes with one and two story product available. No color or material information has been provided or specified so determining aesthetic compatibility with neighboring developments is not possible at this time. The proposed height limitation is stated at two stories or 35 feet. The standard condition that outlines the maximum height for a development of this nature has been written to allow a maximum of two stories or 35 feet which ever is less. This development standard is compatible with the typical R-1 (Single Family Residential) zoning district standard.

The floor plans submitted show a mix of single family homes each with four bedrooms, two to two and a half bath rooms, kitchen, living/family room and at least a two car garage. The floor plans are not dimensioned so it is not possible to review the overall square-footage of the proposed homes as they may relate to other area development.

This site development plan review has been submitted in conjunction with a General Plan Amendment (GPA-25905), Rezoning (ZON-20783) to go from an R-E (Residence Estates) district to an R-PD4 (Residential Planned Development 4 Units Per Acre) district, and Vacation (VAC-25907) to vacate portions of the rights-of-way at the perimeter of the site.

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The project represents a development that, due to the intensification possible under the proposed General Plan designation, is not consistent with the objectives of the General Plan and is potentially incompatible with neighboring developments. Staff is recommending denial of this site development plan review request for these reasons.

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 single family residential development is not compatible with existing adjacent development and development in the area, as the elevations submitted are insufficient to properly compare with the development around it.

- 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 the proposed General Plan designation and generally conforms to Title 19 requirements. However, while elevation drawings and floor plans have been submitted as required by Title 19.06.040 (C), the elevations are not sufficiently detailed to allow adequate comparison to neighboring developments. 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;**

Iron Mountain Road and Bradley Road will be the principal vehicular access point for bulk of the development. Eleven lots that front on Leon Avenue will have their access from that street. Nine lots that front on Honeycreek Avenue will have their access from that street. These access points will not negatively impact adjacent roadways or neighborhood traffic.

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

There are presently no proposed building materials identified. Prior to the time of plan check for the building permits, a review will verify that the materials are appropriate for the area and for the City. The proposed landscape materials are appropriate for the area and for the City.

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- 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 proposed building elevations do not provide enough detail to determine whether the design characteristics or other architectural and aesthetic features will be unsightly, undesirable, or obnoxious in appearance. The drawings general appear to provide three architectural types per model that are typical of other recent single family developments. Prior to the time of plan check for the building permits, a review will verify that these aspects are attractive 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

1

ASSEMBLY DISTRICT 37

SENATE DISTRICT 4

NOTICES MAILED 414

APPROVALS 0

PROTESTS 7