



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-25874 - APPLICANT/OWNER: CHEYENNE JONES
DEVELOPMENT LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Condition number 10 of Site Development Plan Review (SDR-19670) shall be removed.
2. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-19670) and all other related actions as required by the Planning and Development Department and Department of Public Works shall be required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Review of Condition to remove Condition Number 10 of an approved Site Development Plan Review (SDR-19670) which read, Air conditioning units shall not be mounted on rooftops. The Site Development Plan Review SDR-19670 approved a 161-unit Multi-Family Development at 3132 North Jones Boulevard. The applicant has submitted revised elevations depicting the air conditioning units placed within a four-foot well behind the roof-line of the building, thus screening the units from public view and shielding possible nuisance noise.

Staff recommends approval of this request to remove Condition Number 10 of an approved Site Development Plan Review (SDR-19670).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|--|
| 9/06/06 | The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. |
| 10/27/97 | The City Council approved a Rezoning (Z-0086-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square-foot drugstore. Planning Commission and staff recommended approval. |
| 6/15/94 | The City Council considered a request for reclassification (Z-0041-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| 11/08/07 | L-Civil #25528: Civil plans accepted for processing; this review is still pending. |
| <i>Pre-Application Meeting</i> | |
| 11/29/07 | A pre-application meeting was held with staff regarding a Review of Condition #10 of the approved Site Development Plan Review SDR-19670. The applicant stated that the roof-mounted air conditioning units are not visible from ROW as they will be placed in a 4-foot well on the roof. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required for this application type nor was one held. | |

| Details of Application Request | |
|---------------------------------------|------------|
| Site Area | |
| Net Acres | 6.30 Acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---------------------------|--------------------------------|--|
| Subject Property | Vacant | M (Medium Density Residential) | U (Undeveloped) under Resolution of Intent to R-PD25 (Residential Planned Development 25 Units per Acre) |
| North | Commercial | SC (Service Commercial) | C-1 (Limited Commercial) |
| South | Multi-Family Residential | M (Medium Density Residential) | R-3 (Medium Density Residential) |
| East | Single Family Residential | R (Rural Density Residential) | R-E (Residence Estates)/ Unincorporated Residential area |
| West | Commercial | (SC) Service Commercial | C-1 (Limited Commercial)/ U (Undeveloped) |

| Special Districts/Zones | Yes | No | Compliance |
|---|------------|-----------|-------------------|
| Special Purpose and Overlay Districts | | | |
| R-PD (Residential Planned Development) District | X | | Y |
| A-O (Airport Overlay) District | X | | Y |
| Trails | | X | Y |
| Rural Preservation Overlay District | | X | Y |
| Development Impact Notification Assessment | | X | Y |
| Project of Regional Significance | | X | Y |

ANALYSIS

Condition number 10 from Site Development Plan Review (SDR-19670) reads as follows:

Air conditioning units shall not be mounted on rooftops.

The applicant is requesting to remove condition number 10 from Site Development Plan Review (SDR-19670). This condition prohibited the placement of the air conditioning units on the roof. The applicant indicates that four-foot wells placed behind the roofline will adequately screen the air conditioning units from view. This area is comprised of multi-family residences to the south, commercial uses to the north and west, and single-family residences located in unincorporated Clark County to the east. The nearest residential use is approximately 60 feet to the east and meets the Residential Adjacency Setback requirements.

FINDINGS

Staff finds that the proposed design placing all air conditioning units within a four-foot well that is completely screened from public view adequately addresses the concerns upon which condition number ten sought to address. The air conditioning units, as shown on the elevations date stamped: 1/03/08, should not create a public nuisance. Therefore, staff recommends approval of this request to remove Condition Number 10 of an approved Site Development Plan Review (SDR-19670).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 286

APPROVALS 0

PROTESTS 0