

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 10, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-27226 - SITE DEVELOPMENT PLAN REVIEW -****APPLICANT/OWNER: SPINNAKER HOME IX LLC**

**** 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, landscape plan, and building elevations, date stamped 03/11/08 and 03/12/08, except as amended by conditions herein.
3. The standards for this development shall include a Minimum lot size of 9,375 square feet and Building height shall not exceed two stories or 32 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 10 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, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.
5. A revised elevation of the proposed block wall, indicating 20% contrasting block, shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for permits.
6. 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.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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8. 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.
9. Revised elevations 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 a perimeter block wall with 20% contrasting block.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Grand Teton Drive and Tenaya Way prior to the issuance of any permits.
15. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site prior to the issuance of any permits.
16. Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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17. A minimum of two lanes of asphalt pavement on the major access street(s) 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.
18. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Emergency vehicle access/crash gated driveways shall be constructed in accordance with Standard Drawing #224.
19. The onsite streets shall be labeled as a private street, be designated as a common lot 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.
20. 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.
21. A Homeowners Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All 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.
- 22.. 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.

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23. 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 100-lot single family residential development on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/05	The Clark County Board of Commissioners approved a zone change to establish R-E zoning and a Use Permit for a maximum 100 lot single family development on the subject site. The site plan associated with this request indicated the entrance to the subdivision was located on Tenaya Way.
Effective Date 01/25/08	The City Council approved a Petition to Annex (ANX-19110) property located at the southwest corner of Tenaya Way and Grand Teton Drive, containing approximately 36.57 acres. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
N/A	(None. Recent annexation from Clark County)
<i>Pre-Application Meeting</i>	
12/27/07	At the time of the pre-application meeting the property was pending annexation by the city (the Annexation became effective 01/25/08). The applicant was preparing to submit a Tentative Map for a 100-lot single family subdivision once annexation became effective. Applicant was advised of submittal requirements. A review of the map revealed the entrance had been relocated from Tenaya Way to Whispering Sands Drive. The change to the entrance prompted the need for a Site Development Plan Review by the City.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application nor was one held.	
<i>Field Check</i>	
03/03/08	<p>A site visit revealed the following:</p> <ul style="list-style-type: none"> • The property appears to have been graded to clear and grub. • Arbor View High School is on the west side. A tall chain link fence on school property separates the school and the subject site. • On the east side is Tenaya Way. Across Tenaya Way is the Gilcrease Orchards acreage containing outbuildings. A barbed wire fence is on the east perimeter of the subject property • Whispering Sands Road borders the south side of the site and a large lot single family subdivision (Tenaya Farms) R-PD2. • North is Grand Teton Drive. A Transportation Trail is required along north boundary. The trail to be extended from the school property line with a wide sidewalk and stamped concrete along ROW onto this site.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	40.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR(Desert Rural Density Residential)	U(DR) Undeveloped [Desert Rural (General Plan Designation)] under a Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)
North	Grand Teton Drive/Clark County/Undeveloped and Residential Equestrian Property	Clark County PCD (Planned Community Development)	R-E (Rural Estates) with a Resolution of Intent to C-1 (Commercial) and parcels with R-E designation only Clark County Designation
South	Whispering Sands Drive/Single Family Residential	D-R(Desert Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)
East	Clark County/Gilcrease Orchard	R-E (Rural Estates)- Clark County Designation	R-A(Residential Agricultural District) Clark County Designation
West	High School	PF(Public Facility)	C-V(Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Trails	X*		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

*Transportation Trail on north side of site, along Grand Teton Drive

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	9,375 s.f.
Min. Lot Width	75 feet
Min. Setbacks from Building <ul style="list-style-type: none"> • Front <ul style="list-style-type: none"> House 10 feet Garage 18 feet • Side 5 Feet • Corner Side • Rear 15 Feet Casita <ul style="list-style-type: none"> • From House 6 feet • Side 5 feet • Rear 5 feet 	
Max. Building Heights	2 stories, 32 feet

Existing Zoning	Permitted Density	Units Allowed
U(DR) Undeveloped [Desert Rural (General Plan Designation)] under a Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)	2.49 Units Per Acre	100

Pursuant to 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>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	10 Trees	19 Trees	Y
Min. Zone Width along Tenaya Way	6 feet		10 feet	Y
Min. Zone Width along Grand Teton Drive	6 feet		15 feet	Y
Wall Height	6 feet		6 feet	N/A

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<i>Open Space R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
40.16	2.49	1.65	4%	71,873	5%	94,127	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>
The project is required to provide a minimum of two parking spaces per dwelling unit. This meets Title 19.10 parking requirements.

ANALYSIS

•Zoning

The subject site is located within the Southwest Sector of the General Plan with a DR (Desert Rural Density Residential) land use designation, which allows for residential development of up to 2.49 units per acre. On January 25, 2008 the subject site was annexed into the City of Las Vegas from Clark County. Prior to annexation County zoning on the parcel was R-A (Residential Agricultural) with a Resolution of Intent for R-E (Rural Estates) and a Planned Unit Development approval of 2.49 units per acre. Upon annexation by the City the parcel was designated U(DR) [Undeveloped (Desert Rural)] under a Resolution of Intent to R-PD2 (Residential Planned Development 2 units per acre). The R-PD2 (Residential Planned Development 2 Units Per Acre) zoning district is consistent with the General Plan Designation.

The density of the project (2.49 du/ac) will conform to the R-PD2 (Residential Planned Development 2 Units per Acre) zone density limit of 2.49 units per acre. Residential density for this project is similar to existing subdivisions in the area.

•Site Plan

In January of 2008, the 40 acre parcel was annexed into the City of Las Vegas. Prior to annexation from Clark County a zone change to establish R-E zoning and a Use Permit for a maximum 100 lot single family development on the county island was approved with conditions by the Board of County Commissioners on September 7, 2005. On November 3, 2005, a Tentative Map for 100 lots and 15 common elements was approved by the County. And finally, in 2006, Clark County approved a Waiver of Development Standards to allow an increase in block wall height along the west perimeter.

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Upon annexation of the property the City of Las Vegas honored the County approved subdivision plan and allowed the applicants to proceed with the submittal of a Tentative Map. Review of the Tentative Map revealed the plan originally approved by the county had changed. The entrance to the proposed subdivision was now on Whispering Sands Drive rather than Tenaya Way. The change to the plan initiated a Site Development Plan Review by the City Planning and Development Department.

The proposed project will consist of a 100-lots single-family subdivision. The lots sizes range from 9,375 square feet to 16,224 square feet in area. The subdivision will be accessed from a main entry located along Whispering Sands Drive. The interior of the project includes private street width of 37 feet which provide access to each residential parking garage.

Open space for the proposed development meets Title 19.06 requirement of 71,873 square feet. Indicated on the submitted site plan is additional square footage which will provide an overall total of 94,127 square feet of common usable open space.

- **Landscape Plan**

Title 19.12 requires six foot wide landscape buffers adjacent to Whispering Sands Drive and Tenaya Way. A variety of deciduous and evergreen trees are shown within the planter areas. All trees to be planted will be of 24-inch box size with the exception of the slow to mature Holly Oak (*Quercus ilex*), which will be planted as a 36-inch box tree. Trees are to be spaced 30 feet on center within the buffer areas and the spacing shall be indicated on the site plan as a typical dimension. Shrubs are not indicated on the landscape plan, where every required tree is to have a minimum of four five gallon shrubs. A condition will be added for a revised landscape plan to be submitted.

- **Elevation**

The elevations show one and two-story, single-family detached houses with garages and unit entrances on the first floor. The maximum height is shown at 32 feet. Casitias are offered as an option as an office or exercise area.

Elevation of the proposed block wall for the subdivision is shown as a brown block wall. Contrasting block is not shown as being used to provide the needed 20 percent. A condition has been added requiring the submittal of a revised elevation of the block wall indicating a decorative wall with 20 percent contrasting block.

- **Floor Plan**

The applicant is proposing four separate floor plans for one and two-story homes that will measure approximately square feet in area. Each of the homes will have a front and rear yard area. In addition, some of the proposed units include an attached three car garage.

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FINDINGS

The following findings must be made for a Site Development Plan Review.

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development is compatible with development in the area. The lot sizes proposed as part of this development are similar in size to the lots on the south side of this subdivision. A high school is adjacent to the west side of this property.

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 existing General Plan designation of the subject site is D-R (Desert Rural Density Residential), which allows a density of up to 2.49 units per acre. The Resolution of Intent zoning to R-PD2 (Residential Planned Development - 2 Units per Acre), at the current density of 2.49 dwelling units per acre, is consistent with the current General Plan designation. An R-PD District is intended to provide for flexibility and innovation in residential development; with emphasis on enhanced residential amenities; efficient utilization of open space; the separation of pedestrian and vehicular traffic; and homogeneity of land use patterns.

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

Site circulation is provided by 37 foot private drives. Access into the subdivision Whispering Springs Avenue, a 60 foot public right of way. The proposal will not negatively impact adjacent roadways or neighborhood traffic.

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

Building and landscape materials are appropriate for this area of the City.

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 elevations depict one and two story homes with tile shingles, walls finished in stucco and enhanced with stone veneer and composite wood trim. They are not unsightly or obnoxious in appearance. This application provides open space centrally located within the subdivision.

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

The proposed changes will not compromise the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 256

APPROVALS 0

PROTESTS 4