

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 24, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-27284 APPLICANT/OWNER: PECCOLE RANCH 9-B, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Plot Plan and Building Elevation Review [Z-0139-88(12)] 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 and building elevations, date stamped 03/11/08 and landscape plan date stamped 04/08/08, except as amended by conditions herein.
4. An additional 20, 24-inch box trees shall be planted within existing irrigated landscape areas, subject to the approval of the Planning and Development Department.
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: Provide 24-inch box trees spaced 20 feet on center along the north and south property lines; Provide 24-inch box trees spaced 30 feet on center along the east and west property lines.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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7. 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.
8. All trash enclosures shall meet the standards of LVMC Title 19.08.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Handicap parking spaces must be provided in accordance with LVMC Title 19.10 standards.
12. 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.
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. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. All units, as well as the common ownership facilities, shall be brought into compliance with all applicable state and local building, housing, mechanical and fire codes adopted for use by the city at the time of original construction.

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17. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity. A plan for equitable sharing of communal water metering, where required, shall be included in the covenants, conditions and restrictions.
18. All new on-site and off-site minor utilities except switch boxes, transformer boxes and cap banks across property frontage shall be underground.
19. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Planning and Development Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any amenities, fences and utility systems. A copy of the report shall be provided to all prospective buyers.
20. Upon application for a Tentative Map, the applicant shall provide proof that a notice of intent to convert has been delivered to each tenant as required by Nevada Revised Statutes. The applicant is further responsible for providing each tenant with notice of any and all future public hearings held regarding the conversion or mapping process.
21. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
22. The conversion from apartments to condominiums shall require the payment of additional sewer connection fees. The additional fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map

Public Works

23. 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.

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24. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
25. A Homeowners Association shall be established to maintain all private roadways, landscaping and common areas created with this development. 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.
26. The existing entrance shall not be gated unless it is redesigned to Uniform Standard Drawing 222a.
27. 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.
28. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
29. Site development to comply with all applicable conditions of approval for Z-139-88(12) and all other subsequent site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the conversion of a 404-unit apartment complex to a condominium development on 17.57 acres at 9599 West Charleston Boulevard. A previous Site Development Plan Review (SDR-8987) was approved 01/04/06 for the conversion of apartments to condominiums at the subject site. That Site Development Plan Review expired 01/24/08. As this submittal is nearly identical to the previously approved Site Development Plan Review (SDR-8987), staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	The City Council approved a Reclassification of Property (Z-0139-88) from N-U (Non-urban) to R-3 (Medium Density Residential), including the subject property, as a part of a larger request. The Planning Commission recommended approval.
04/19/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0139-88(12)] of proposed apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive.
01/04/06	The City Council approved a Site Development Plan Review (SDR-8987) for the conversion of an existing 404-unit apartment complex to a condominium development on 17.57 acres adjacent to the southwest corner of Charleston Boulevard and Apple Drive. The Planning Commission and staff recommended approval. The Site Development Plan Review expired 01/04/08.
02/09/06	The Planning Commission approved a Tentative Map (TMP-10987) for a 404-unit condominium development on 17.57 acres located at 9599 West Charleston Boulevard. Staff recommended approval.
05/24/06	A Final Map (FMP-13783) was submitted for comments to the Planning Department. Comments were sent to the applicant 06/27/06 requesting revisions and a final Mylar submittal. No action has taken place on this submittal since this date.
<i>Related Building Permits/Business Licenses</i>	
06/19/95	A building permit was issued for Garage Building #5 (#95379976), Garage Building #6 (#95379977), Garage Building #7 (#95379978), Garage Building #8 (#95379979), Garage Building #9 (#95379980), Garage Building #10 (#95379981) and Garage #12 (#95379983). The permits received final approval on 02/21/96.

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06/19/95	A building permit was issued for Garage Building #11 (#95379982) and Garage Building #4 (#95379975). The permits received final approval on 04/29/96.
06/19/95	A building permit was issued for Building #14 (#95379952) Building #16 (#95379954) and Building #17 (#95379955). The permits received final approval on 07/24/96.
06/19/95	A building permit was issued for Building #22 (#95379960), Building #24 (#95379962), Building #26 (#95379964), Building #27 (#95379965), Building #28 (#95379966), Building #29 (#95379967) and Garage Building #3 (#95379974). The permits received final approval on 08/14/96.
06/19/95	A building permit (#95379963) was issued for building #25. The permit received final approval on 08/29/96.
10/25/95	Building permits (#95880797 and #95880798) were issued for two pools and spas. The permits expired 04/05/97.
10/30/95	A building permit (#95881030) was issued for Building #2. The permit received final approval on 02/14/96.
11/01/95	A building permit (#95881165) was issued for building 18. The permit received final approval on 06/26/96.
11/01/95	A building permit (#95881168) was issued for building 15. The permit was received final approval on 06/11/96.
11/01/95	Building permits (#95881172, #95881171 and #95881170) were issued for buildings 11, 12 and 13. The permits received final approvals on 05/20/96.
11/02/95	A building permit was issued for Building #19 (#95881337) and Building #21 (#95881335). The permits received final approval on 06/25/96.
11/15/95	A building permit (#95389146) was issued for a fire alarm system. The permit expired 04/05/07.
11/21/95	A building permit (#95882758) was issued for Building #18. The permit received final approval on 06/18/96.
02/21/96	A building permit (#96391753) was issued for a maintenance building. The permit received final approval on 10/17/96.
03/22/96	A building permit (#96005578) was issued for a pool bath house. The permit received final approval on 09/27/96.
03/28/96	A wall permit (#96006094) was issued for pilasters and columns. The permit expired 04/05/97.
05/09/96	A wall permit (#96009390) was issued for pilasters and columns. The permit expired 04/05/97.
05/13/97	A wall permit (#97009751) was issued for a 2,035-foot long 6-foot high wall and a 445-foot long 2-foot high retaining wall. The permit expired 09/05/98.
09/02/97	A wall permit (#97018166) was issued for a 260-foot long 6-foot high wall and a 150-foot long 2-foot high retaining wall. The permit expired 09/05/98.
04/21/99	A building permit (#99007636) was issued for fire damage repair at unit #2013. The permit received final approval 06/07/99.

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<i>Pre-Application Meeting</i>	
02/27/08	A pre-application meeting was held with the applicant where elements of the Site Development Plan Review submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
03/17/08	A field check was performed by staff at the subject property. The site was noted as a developed multi-family rental property with mature landscape in most areas. The north, east and west perimeters appeared to lack proper tree spacing/coverage. The parking lot was noted as containing various types of parking spaces including private garages, covered, non-covered and ADA spaces. The ADA parking stalls did not appear to meet current Title 19.10 standards, with access aisles only located on one side of each stall. Additionally, a large wooden non-permitted V-shaped sign advertising apartments for rent was located at the northeast corner of the property protruding well above the six-foot perimeter wall.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	17.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units Per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units Per Acre)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Peccole Ranch	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

Per Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	765,177 SF	Y
Min. Lot Width	N/A	1150 Feet	N/A
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	5 Feet	12 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35 Feet, Whichever is Less	19 Feet	Y
Trash Enclosure	Screened w/ Roof or Trellis	Screened	N*
Mech. Equipment	Screened	Screened	Y

* A condition of approval has been added requiring the Trash Enclosures to meet the standards of Title 19.08.060

Per 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>		
Parking Area	1 Trees/6 Uncovered Spaces	24 Trees	4 Trees	N*

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Buffer:				
Min. Trees (North)	1 Tree/20 Linear Feet	51 Trees	28 Trees	N**
(South)	1 Tree/20 Linear Feet	63 Trees	69 Trees	Y
(East)	1 Tree/30 Linear Feet	14 Trees	9 Trees	N**
(West)	1 Tree/30 Linear Feet	22 Trees	32 Trees	Y
TOTAL		150 Trees	138 Trees	N**
Min. Zone Width (North)	15 Feet		20 Feet	Y
Min. Zone Width (East)	10 Feet		11 Feet	Y
Min. Zone Width (South and West)	6 Feet		7 Feet	Y
Wall Height	6 Feet		6 Feet	Y

* A condition has been added requesting the placement of 20 additional 24-inch box trees throughout the site.

** A condition has been added requiring the applicant to provide one 24-inch box tree every 20 lineal feet along the north and south perimeters and one 24-inch box tree every 30 lineal feet along the east and west perimeters.

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 Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
			Multi-Family Residential	180 1 Bedroom Units	1.25 Spaces / Unit	225	
	192 2 Bedroom Units	1.75 Spaces / Unit	336		336		Y
	32 3 Bedroom Units	2.00 Spaces / Unit	64		64		Y
	Guest Parking for 404 Units	1 Space / 6 Units	68	14	91	16	Y
SubTotal			693	14	716	16	Y
TOTAL			707		732		Y

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ANALYSIS

The subject property is designated as M (Medium Density Residential) under the Southwest Sector Plan of the General Plan and is zoned R-3 (Medium Density Residential). This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. Densities of up to 25.49 units per acre are allowed within this category. This development has a density of 23 units per acres and is in compliance with the General Plan.

•Site Plan

The site plan depicts access to the subject site will be from two existing driveways which front Charleston Boulevard and Apple Drive. The site contains 29 residential buildings, 12 garage structures and one clubhouse building with three centralized outdoor pools. Parking is convenient to each building and offered in a variety of styles, including 60 garage spaces, 312 covered parking stalls, 241 uncovered and 103 compact parking stalls, which is 25 more spaces than Title 19.04 requires. A total of 16 handicapped stalls are offered on site, however at the time of the field check the stalls did not appear to meet current code, providing only one access aisle adjacent to each stall, where Title 19.10 requires two access aisles. A condition has been added requiring the applicant to comply with current standards.

•Landscape Plan

The landscape plan submitted depicts that the existing landscape will remain as is. An aerial photograph of the site with existing landscape material circled has been turned in as a landscape plan. The applicant was contacted and a formal landscape plan was requested. The requested plan has not been received at this time.

Based on observations made during the field check and from the landscape aerial submitted the landscape buffers along the north, east and west property lines appear to be lacking the required tree coverage. As a result, a condition has been added requesting the applicant to ensure that 24-inch box trees are spaced 20 feet on center along the north and south property lines and 30 feet on center along the east and west property lines. In addition, it was noted that the parking lot landscape does not provide one tree for every six uncovered parking spaces. As a result, a condition has been added requiring the applicant to provide an additional 20 24-inch box trees placed throughout the property. The remainder of the site landscape, including the areas around the common areas, buildings and walkways, appear mature and well-kept.

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•Elevation/Floor Plans

The applicant has submitted photographs of the existing buildings on site as elevations, indicating that the physical appearance of the buildings will remain the same. The materials used on the exterior of the buildings and garages are harmonious with each other and are appropriate for the area. Entry doors, balconies, stairways and unit/building numbers are all coordinated with an identical accent color to create a cohesive theme.

The floor plans indicate that the residential units range in size from 715 square feet to 1,200 square feet and are offered in one, two or three-bedroom options. Each unit offers a separate kitchen, dining, living room area and at least one bedroom and one bathroom. In addition, all units offer either an outdoor patio or a solarium and indoor laundry facilities.

A multi-family residential development is appropriate for this area and is compatible with the surrounding present and future land use designations. This conversion request had been previously approved and remains in compliance with the General Plan and Title 19; therefore, staff is recommending approval of this item.

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 subject property and surrounding area was developed in accordance with the 1988 Peccole Ranch Master Plan, which indicates the subject site as a multi-family parcel with R-3 (Medium Density Residential) zoning. The adjacent commercial properties and single-family homes are all compatible with the proposed development.

- 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 development is in accordance with the Peccole Ranch Master Plan and the General Plan. The site is generally in compliance with Title 19, with the exception of landscape within certain areas, trash enclosures and ADA parking stall design. Conditions have been added requiring the applicant to comply with these items.

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

The subject site has direct access to Charleston Boulevard, a 100-foot wide Primary Arterial, and Apple Drive, an 80-foot wide Local Street. These roads will be adequate to meet the requirements of the proposed development.

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

The building and landscape materials are appropriate for this area. The landscape material is of similar material used throughout the Peccole Ranch landscape common areas and the building materials are of a similar style to the surrounding residential uses.

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 is consistent with the surrounding neighborhood, built using similar exterior light-colored stucco and clay-barrel tile roofs. The buildings are not obnoxious in appearance and are harmonious with the surrounding area.

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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ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

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APPROVALS 6

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