

## AGENDA MEMO

**MOCK PLANNING COMMISSION MEETING DATE: APRIL 29, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-4206 - APPLICANT: JMA ARCHITECTURE STUDIOS -  
OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL**

---

### **\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:

#### **Planning and Development**

1. A Rezoning (ZON-4205) to a PD (Planned Development) Zoning District and a Variance (VAR-4207) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, and the Queensridge Towers Development Standards document, except as amended by conditions herein.
4. The westernmost residential tower shall be limited to 12 stories in height, and the Queensridge Towers Development Standards document and submitted plans shall be modified to reflect this condition.
5. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The use of turf shall be limited to a maximum of 12.5% of the total landscaped area. The number of trees in the perimeter buffers shall be increased as required by City standards.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site. The Queensridge Towers Development Standards document shall be modified to reflect the requirement for a Master Sign Plan.
8. Prior to the submittal of a building permit, 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.

**SDR-4206 - Conditions Page Two**  
**April 29, 2008 - Mock Planning Commission Meeting**

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with Title 19.08.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoe-box fixtures and downward-directed lights. Wallpack lighting shall utilize shoe-box fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.
12. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

13. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the northwest prior to the issuance of any permits.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4205 and all other subsequent site-related actions.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

***A) Action Requested***

This application is a request for a Site Development Review for four condominium towers with ancillary uses, clubhouse and a 17,400 square foot office building. The applicants site plan depicts on 14-storey and three 18-story towers in addition to the office building.

A Rezoning (ZON-4205) and Variance (VAR-4207) applications were filed as companion items.

***B) Applicants Justification***

The applicant states that the project will provide a transitional buffer between the single-family neighborhood to the west and the more intense commercial development to the north and east, and that the multiuse project is in keeping with the development quality of the surrounding area.

**BACKGROUND INFORMATION**

***A) Previous Actions***

- 04/04/90      The City Council approved a request for C-1 (Limited Commercial) zoning (Z0017-90) on this site as part of a larger request.
- 01/04/95      The City Council approved a request for R-3 (Medium Density Residential) zoning (Z-0146-94) on this site as part of a larger request.
- 10/78/97      The City Council approved a request for PD (Planned Development) zoning (Z0078-97) on a portion of this site. The request permitted the development of three 12-story condominium towers.
- 05/27/04      The Planning Commission will hear a related rezoning application (ZON-4205) and Variance (VAR-4207)( as a part of this agenda.

***B) Pre-Application Meeting***

- 01/08/04      At the pre-application conference, questions were raised relative to the appropriate zoning and General Plan designation for the proposed development. Subsequent pre-application meetings were held on 02/13/04 and 3/19/04, where issues relative to residential adjacency requirements and the height of the towers were discussed.

***C) Neighborhood Meetings***

A neighborhood meeting is not required as part of this application.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Net Acres: 20.1

***B) Existing Land Use***

Subject Property: Undeveloped/ Golf Course  
North: Parking Lot, Hotel/ Casino  
South: Golf Course  
East: Golf Course  
West: Golf Course, Club House

***C) Planned Land Use***

Subject Property: GTC, PR General Tourist Commercial, Park/ Recreation  
North: SC Service Commercial  
South: PR Park/ Recreation  
East: PR Park/ Recreation  
West: PR, MLA Park/ Recreation, Medium Low Attached

***D) Existing Zoning***

Subject Property: U (GTC) [Undeveloped (General Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development)  
North: C-1 (Limited Commercial)  
South: R-PD7 (Residential Planned Development - 7 Units Per Acre)  
East: R-PD7 (Residential Planned Development - 7 Units Per Acre)  
West: R-PD7 (Residential Planned Development - 7 Units Per Acre)

***E) General Plan Compliance***

Southwest General Plan

The subject site is currently designated GTC (General Tourist Commercial) on the Southwest Sector Plan of the General Plan. The requested P-D (Planned Development) zoning is consistent with the GTC (General Tourist Commercial) General Plan designation. The proposed P-D (Planned Development) zone will allow the proposed commercial/ residential/office development proposed on this site and will be consistent with applicable standards of the City of Las Vegas General Plan.

**SDR-4206 - Staff Report Page Three**  
**April 29, 2008 - Mock Planning Commission Meeting**

<i>SPECIAL DISTRICTS/ZONES</i>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		<b>X</b>
<b>Special Overlay District</b>		<b>X</b>
<b>Trails</b>		<b>X</b>
<b>Study Area</b>		<b>X</b>
<b>Rural Preservation Neighborhood</b>		<b>X</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>
<b>Clark County Notification</b>		<b>X</b>
<b>Project of Regional Significance</b>		<b>X</b>

The requested P-D (Planned Development) zoning is consistent with the goals and policies of the General Plan. The proposed site design is harmonious with typical development of GTC designated areas of the City. The proposed development consists of the four condominium towers with ancillary uses, clubhouse and a 17,400 square foot, single story, office building, all of which are allowable uses within a P-D (Planned Development) zoning district.

**PROJECT DESCRIPTION**

The site will include one 14-story and three 18-story condominium buildings, and will have a total of 385 residential units. The submitted floor plans indicate that the units will be larger than the typical condominium product, with the three-bedroom units in the 3,500 square foot range. Most of the parking for the development will be located in below-grade garages, with surface lots provided for visitors and ancillary uses on the site. The project is intended to be developed in two phases, with two of the towers to be developed in Phase I, and the remaining two towers to be developed in Phase II.

The development will include a 17,400 square foot office building adjacent to Alta Drive. The office building will be one story in height, and will share a common access driveway with the condominium development. The project will also include a new clubhouse for the Badlands Golf Course, which will be attached to the entrance level of the condominium development. A private restaurant will be available for club patrons and residents.

The principal entrance to the property is located at the northwest corner of the site, and will serve the condominium development, office building, golf clubhouse, and the single-family residential neighborhood to the west. Two additional driveways will be provided along Alta Drive; a gated driveway for resident access to the condominiums, and an emergency gated driveway at the northeast corner of the site.

The landscape site plan shows a minimum 20 foot wide landscape planters with trees, shrubs and ground cover along Alta Drive and the side and rear property lines. Landscaping is also shown throughout the surface parking lot areas and around the base of all buildings on the site.

**SDR-4206 - Staff Report Page Four**  
**April 29, 2008 - Mock Planning Commission Meeting**

The applicant states that the architectural design for the project is intended to present an image compatible with the Queensridge development, which is south and west of this site. The exterior walls of the buildings shall be faced with stone veneer and stucco, and will have a metal roof. The window treatment will consist of clear or tinted glazing in bronze aluminum frames.

**ANALYSIS**

***A) Zoning Code Compliance***

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards apply to properties that are rezoned to P-D (Planned Development):

<b>Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	5 acres	20.1 Acres	Y

The project complies with the minimum site area required for a P-D (Planned Development) rezoning; no other specific development standards are required by Title 19. Based on the submitted Queensridge Development Standards document, the maximum permitted height for the condominium towers will be 233 feet, the condominium club and golf clubhouse will be limited to 45 feet, and the office building will be limited to 28 feet. Setbacks and lot coverage are dictated by the approved site plan.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The westernmost tower will extend approximately 58 feet into the required proximity slope, and will be located 239 feet from the nearest single-family residential property line to the west where a 570-foot separation from the residential is required.
- b) Building setback. The proposed buildings will exceed the required minimum building setback requirement.

A Variance (VAR-4207) application has been filed to address these issues.

**SDR-4206 - Staff Report Page Five**  
**April 29, 2008 - Mock Planning Commission Meeting**

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Residential				XX		
• 2 bedroom	206	1.75/unit	361			
• 3 bedroom	179	2/unit	358			
• Guests		1/6 units	65			
Golf Club	14,600	1/200	73			
Condo Club	6,400	1/200	32			
Office	17,400	1/300	58			
Total			947	6	1029	Not indicated

The proposed development will provide parking spaces in excess of code requirements. No overall count of handicap parking spaces has been provided; the development standards manual requires that handicap parking be provided in accordance with Title 19 requirements.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	40 Trees	59 Trees
Buffer:			
• Min. TreesAlta	1 Tree/30 Linear Feet	48 Trees	30 Trees
• Min. TreesSouth	1 Tree/30 Linear Feet	69 Trees	62 Trees
• Min. TreesWest	1 Tree/20 Linear Feet	31 Trees	27 Trees
• Min. Zone WidthFront	15 Feet		20 Feet
• Min. Zone WidthSide	8 Feet		15 Feet
• Wall height	8 Feet		Not indicated

The number of trees in the buffer areas will need to be increased to conform to code requirements. A condition will be added requiring the increase in the number of trees to City standards. The width of the buffer areas is in conformance with code. A wall is required between the proposed development and the single-family neighborhood to the west; the site plan does not indicate if a wall will be provided.

A5) Sign Standards:

Based on the acreage of the site and the mixture of uses, a master signage plan will be necessary to establish requirements and limitations for signs within the proposed development. The development standards document should be changed to reflect this requirement.

***B) General Analysis and Discussion***

•Zoning

The proposed rezoning to PD (Planned Development) is generally compatible with surrounding land uses because the 20.1-acre site is substantially buffered to the south and east by the fairways of the Badlands Golf Course, and on the north by a hotel and casino development. The proposed setbacks and lot coverage are generally consistent with comparable City zoning regulations. As noted previously, the westernmost tower does not conform to Residential Adjacency Standards and should be restricted to 12 stories in height, which is consistent with previous development proposal that was approved for a portion of the subject site.

•Site Plan

The Submitted site plan allows for adequate on-site circulation between the mixture of uses on the site, and also provides access to the single-family neighborhood to the west. There is adequate separation between the proposed tower buildings, and adequate consideration has been given to pedestrian circulation between the buildings and the ancillary amenities.

•Waivers

As the development is being rezoned to PD (Planned Development) and development standards will be established by the rezoning, no waivers are required.

•Landscape Plan

The proposed landscape plan is generally in conformance with code requirements, but the number of trees in the perimeter buffers areas will need to be increased.

•Elevation

The proposed elevations for the tower buildings depict variations and off-sets in the façade of each building, which assists in reducing the apparent scale of the structures. In addition, the top two stories of each tower will have additional step-backs, which also assists in reducing the massing of the buildings. Balconies and deep-set windows further assist in giving variety to the structures, as does the combination of stucco and stone tile wall surfacing.

•Floor Plan

The submitted floor plans depict a podium level that will connect the buildings together, with resident parking located below the buildings. The podium level will primarily contain residential amenity and service functions, building lobbies, and will have a direct connection to the new Badlands Golf Course clubhouse. The residential floor plans show between two and seven units per floor, depending on the size of the units and number of bedrooms provided. Three separate elevator lobbies will be provided for each building, with no more than three units per floor sharing an elevator. All units will be generously sized, and will have multiple terraces.

## **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 development will be compatible with the commercial uses to the north and east, and directly abuts a golf course to the south. The development is intended to serve as a transitional buffer for the single-family property to the west; however, the failure to comply with Residential Adjacency Standards hampers its function as a buffer.

**2. The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed development is consistent with the General Plan, and is generally consistent with most requirements of Title 19 and other adopted policies and standards. As previously noted, a variance has been submitted to address non-compliance with Residential Adjacency Standards, and minor revisions to the landscape plan will be necessary.

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

The westernmost driveway aligns with the existing traffic signal on Alta Drive, and will provide access for the single-family development to the west. On-site circulation will not impact traffic on adjacent roadways; traffic will review the configuration of the gated entries to verify that sufficient stacking room is available.

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

The proposed building materials will be appropriate for the City and will be consistent with development in the immediate area. The landscape materials will also be appropriate for the area.

**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 design of the buildings is consistent with surrounding development and an effort has been made to reduce the massing and scale of the structures.

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

The proposed development will be subject to inspections before occupancy, and therefore will not compromise the public health, safety or welfare.

**NOTICES MAILED** 226

**APPROVALS** 0

**PROTESTS** 0