



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-28262 - THE ECHELON - APPLICANT/OWNER: TOWNE VISTAS, LLC -

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6103), Variance (VAR-6228), Site Development Plan Review (SDR-6105), and the Town Center Development Standards Manual, if approved.
3. Street names must be provided in accordance with the Citys Street Naming Regulations.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning & 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.
5. 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.
6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs

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should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
9. Site development to comply with all applicable conditions of approval for Rezoning application ZON-6103, Site Development Plan Review SDR-6105, and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type, and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Tentative Map for a 372-unit condominium development on 14.54 acres, located approximately 659-feet east of Fort Apache Road and south of Echelon Point Drive. The map is to replace Tentative Map (TMP-7287), approved for the subject site on 7/28/05, which has expired. A Site Development Plan Review (SDR-6105) and a Variance (VAR-6228) for the proposed development was approved by the City Council on 6/1/05. Staff recommends approval.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
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| 4/20/05 | The City Council approved a Rezoning (ZON-6103) application from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The Planning Commission recommended approval on 3/24/05. |
| 6/1/05 | The City Council approved Site Development Plan Review (SDR-6105) application for 372-unit residential condominium development composed of six four-story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The Planning Commission recommended approval on 4/28/05. |
| 6/1/05 | The City Council approved a Variance (VAR-6228) to allow a 38-foot setback where residential adjacency standards require a 180-foot setback in conjunction with a proposed 372-unit residential condominium development composed of six four-story buildings on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The Planning Commission recommended approval on 4/28/05. |
| 7/20/05 | The City Council approved a Vacation (VAC-6614) for the petition to vacate U.S. Government Patent Easements generally located south of Bath Drive, west of Dapple Gray Road alignment. The Planning Commission recommended approval on 6/23/05. |
| 7/28/05 | The Planning Commission approved a Tentative Map (TMP-7287) for a 372-unit condominium development on 15.0 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road. |
| 4/16/06 | The City Council approved a request for a Street Name Change (SNC-11661) from Bath Drive to Echelon Point Drive, between Grand Canyon Drive and Campbell Road. The Planning Commission recommended approval on 3/23/06. |

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| 6/20/06 | Final Map (FMP-10004) (Echelon, Phase 1) was approved for a 62-unit condominium development on 15.0 acres adjacent to the southeast corner of Echelon Point Drive and Dapple Gray Road. The Final Map was recorded on 6/11/07. |
| 7/31/06 | The Planning & Development Department approved a request for a Temporary Commercial Permit (TCP-15483) to allow the temporary use of a model home as a sales office. The permit is valid for two years through 7/30/08. |
| 1/22/07 | Final Map (FMP-19337) (Echelon, Phase II) was approved for a 62-unit condominium development on 1.25 acres adjacent to the southeast corner of Echelon Point Drive and Dapple Gray Road. The Final Map has not yet been recorded. |
| 5/15/07 | Final Map (FMP-18942) (Echelon, Phase 1) was submitted requesting to amend a portion (1.25 acres) of the 62-unit condominium development. The amended Final Map was recorded 6/11/07. |
| 5/16/07 | The City Council approved a request for Rezoning (ZON-19210) from U (Undeveloped) Zone [M-TC (Medium Density Residential Town Center) Zone General Plan Designation] to T-C (Town Center) Zone [M-TC (Medium Density Residential Town Center) Special Land Use Designation] on 4.62 acres on the south side of Echelon Point Drive, 350-feet east of Campbell Road. The Planning Commission recommended approval on 4/12/07. |
| 5/16/07 | The City Council approved a request for a Site Development Plan Review (SDR-19211) for a 115-unit condominium development composed of two five-story buildings on 4.62 acres on the south side of Echelon Point Drive, 350-feet east of Campbell Road. The Planning Commission recommended approval on 4/12/07. |
| 5/16/08 | The City Council approved a request for a Variance (VAR-19853) to allow a proposed condominium building to be 55-feet from the north property line where residential adjacency standards require a setback of 173-feet on 4.62 acres on the south side of Echelon Point Drive, 350-feet east of Campbell Road. The Planning Commission recommended approval on 4/12/07. |
| <i>Related Building Permits/Business Licenses</i> | |
| 2/13/06 | Plans (C-217-05) were submitted for the construction of the model condominium unit/information center at 9051 Echelon Point Drive. The Planning & Development Department approved plans for the model home on 2/9/06, and approved revised civil plans on 4/17/09. Building permits (#6001142 and 6001429) were issued with inspections ongoing. |
| 2/15/06 | Plans (L-3090-06) were accepted for the construction of a standard block wall/retaining wall at 9001 Bath Drive. The plans were finalized on 3/22/06. |
| 7/12/06 | Building permits (#6004601 and 6004602) were issued for onsite improvements and for the construction of four (4) condominium buildings with parking garages. Plans (C-314-05) for 9051 Echelon Point Drive were submitted with inspections ongoing. |

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| 11/3/06 | Plans (C-367-06) were submitted for the construction of a gatehouse on 11/1/06. The Planning & Development Department reviewed and approved their section on 11/1/06. Building permit (#6006760) was issued on 11/3/06 for the construction of a gatehouse with inspections ongoing. |
| <i>Pre-Application Meeting</i> | |
| 4/10/08 | A pre-application meeting was held where elements of the Tentative Map submittal process were discussed. The applicant was informed that the perimeter wall details and elevations needed to be included on the site plans, along with submitting cross-section drawings. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required, nor was one held. | |
| <i>Field Check</i> | |
| 6/18/08 | A field check was conducted at the subject property. It appeared that the first phase of condominium development is near completion. The site for future condominium units has been graded and built-up, awaiting construction of the actual buildings. |

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| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Gross Acres | 15.19 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---|-------------------------|---|
| Subject Property | Undeveloped-Approved for Condominiums | TC (Town Center) | T-C (Town Center) [M-TC (Medium Density Residential)] Special Land Use Designation |
| | Echelon Phase 1: 62-Unit Condominium Development | TC (Town Center) | T-C (Town Center) [M-TC (Medium Density Residential)] Special Land Use Designation |
| North | Single Family Residential Subdivision | TC (Town Center) | T-C (Town Center) [ML-TC (Medium-Low Density Residential)] Special Land Use Designation |
| | Undeveloped-Approved 149-Unit Multi-Family Development (SDR -22877) | TC (Town Center) | T-C (Town Center) [M-TC (Medium Density Residential)] Special Land Use Designation |
| South | Future Beltway Alignment | Right-of-Way | Right-of-Way |

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|------|--|------------------|--|
| East | Undeveloped-Approved 149-Unit Multi-Family Development (SDR-22877) | TC (Town Center) | T-C (Town Center) [M-TC (Medium Density Residential)] Special Land Use Designation |
| West | 188-Unit Condominium Development | TC (Town Center) | T-C (Town Center) [M-TC (Medium Density Residential)] Special Land Use Designation |

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

DEVELOPMENT STANDARDS

Town Center

The site is located within the Town Center Development. It is designated as T-C (Town Center) on the Centennial Hills Sector Map of the General Plan. The site is designated M-TC (Medium Density Residential- Town Center) within the Centennial Hills Town Land Use Map within the Town Center Development Standards Manual. The M-TC (Medium Density Residential Town Center) land use category allows from 12 to 25 dwelling units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. The proposed condominium development, having a density of 24.8 dwelling units per gross acre, is in conformance with the intent and density requirements set forth by the General Plan and the Town Center Development Standards.

The following are the development standards imposed by Site Development Plan Review (SDR-6105) for the proposed 372-lot condominium development:

Site Area

15

Acres

| | |
|-----------------------|---------------------|
| Residential Buildings | 6 Buildings |
| Building Height | 60 Feet (4-stories) |
| Number of Units | 372 Units |
| Density | 24.8 Units per Acre |

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ANALYSIS

The applicant is proposing a 372-unit residential condominium development on 14.54 acres. A Site Development Plan Review (SDR-6105) was approved for the site on 06/01/05, along with a Variance (VAR-6228) that allowed a 38-foot Residential Adjacency Setback where a 180-foot is required. The proposed Tentative Map will replace a previously approved map (TMP-7287), which expired. A Final Map Technical Review (FMP-10004) (Echelon, Phase I) for the first 62-units of the condominium development was approved on 06/20/06, and recorded on 06/11/07. Additionally, a Final Map Technical Review (FMP-19337) (Echelon, Phase II) for the next 62-units was approved on 01/22/07, and has yet to be resubmitted for the final review prior to recordation.

FINDINGS

•General information

The proposed Tentative Map indicates a 372-unit residential condominium development on 15 acres, located adjacent to the southeast corner of Echelon Point Drive and Campbell Road. The proposed development will consist of 372-units within six four-story buildings, which results in a density of 24.8 units per acre. The proposed site plan indicates the development will have two accesses from Echelon Point Drive, a Town Center Collector (80-foot) as defined and depicted in the Town Center Development Standards Manual, as well as having two emergency access gates located on Echelon Point Drive. Interior to the site, the plan indicates 24-foot private drives with parking. A Multi-Use Transportation Trail abuts the southern alignment of the subject parcel for a distance of approximately 1,000 feet, and does show the pedestrian access points available.

•Cross Section

The submitted north/south cross section depicts a maximum natural grade between 0% and 2% across this site. Per 19.12.075, Wall Standards, a development with a natural slope between 0% and 2% is allowed a maximum four-foot retaining wall. There is a proposed six-foot high screen wall (no retaining) adjacent to Echelon Point Drive and no walls are proposed along the southern boundary.

The submitted east/west cross section depicts a maximum natural grade greater than 4% across this site. Per 19.12.075, Wall Standards, a development with a natural slope greater than 4% is allowed a maximum six-foot retaining wall per step. The cross sections show an existing three-foot retaining wall topped with a six-foot high screen wall along the west boundary. The cross section along the east boundary depicts a proposed four-foot high retaining wall topped with a six-foot screen wall that will be

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constructed by the adjacent developer. These proposed walls meet Title 19.12.075 Wall Standard requirements.

•Trails

The subject site has a designated Multi-Use Transportation Trail located along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12-feet of asphalt paving and will be within the Beltway right-of-way. The City will construct this trail in areas where the Beltway is within its jurisdictional boundary. The trail is anticipated to require very little maintenance, if any at all. Adjacent developers will not be required to dedicate property for the trail and will not have to maintain it. Pedestrian outlets will be required of the adjacent developers. The subject site does provide pedestrian access to the Multi-Use Transportation Trail to the south. No other trails impact this site.

•Special Conditions of Approval (from Zoning or SDPR)

- 7. Prior to the submittal of a building permit, the applicant shall meet with Planning & 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.

- 11. The road frontage of Bath Drive (now Echelon Point Drive) shall conform to the development standards of a Town Center Collector as described in the Town Center Development Standards Manual Section E, Figure 33.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

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PROTESTS

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