



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-28324 - APPLICANT/OWNER: SCHNIPPEL FAMILY LP

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the conditions for Variance (VAR-28322) and Vacation (VAC-25984) shall be required, if approved.
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 date stamped 06/18/08 and landscape plan and building elevations date stamped 05/27/08 except as amended by conditions herein.
4. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 3.2.1(E) is hereby approved, to allow a zero-foot upper floor setback from a parking space.
5. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 5.8(a) is hereby approved, to allow a six-foot parking lot landscape buffer where 10 feet are required.
6. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 5.8(b) is hereby approved, to allow a zero parking lot landscape islands where ten are required.
7. The minimum distance between buildings shall be in conformance with Section 3.2.1 of the Cliffs Edge Master Development Plan and Design Guidelines.
8. 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: all tree sizes and spacing shall meet or exceed the requirements of the Cliffs Edge Master Development Plan and Design Guidelines.

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9. 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.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. A Petition of Vacation for Rome Boulevard, such as VAC25984, shall record prior to the issuance of any permits or the recordation of a Final Map overlying or abutting this area, whichever may occur first.

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18. Dedicate a minimum width of 47 feet of right-of-way for the full width of a public street that ties into the Darling Road alignment.
19. If not already constructed by the Master Developer, construct half street improvements on Centennial Parkway and Shaumber Road, including appropriate overpaving (if legally able), adjacent to this site concurrent with development. Construct full width street improvements on Darling Road concurrent with the first phase of development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
20. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, adjacent to this site concurrent with development of this site.
21. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements, if any, in the public rights-of-way adjacent to this site.
22. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a Homeowners Association for all public drainage not located within existing public street right-of-way.
23. Grant public sewer easements acceptable to the Collection Systems Planning Section of the Department of Public Works from Centennial Parkway to both the north and south parcel being created by this development and 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.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.
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.

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26. Show and dimension the common lots and adjacent right-of-way on the Tentative Map(s) for this site as recorded by the Cliffs Edge parent map and include the recorders information (subdivision name, book and page number).
27. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliffs Edge Parent Map, Cliffs Edge Development Standards, Design Guidelines and Development Agreement and the Sight Distance Along Shaumber Road within Cliffs Edge design document dated March 4, 2004 and all other applicable site-related actions.
28. 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 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.
29. The dimensions of the driveways accessing this site from Darling Road do not meet Uniform Standard Drawing #222a for gates and therefore shall not be gated.
30. A minimum of two lanes of asphalt pavement on Darling Road and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on Darling Road, including all required landscaped areas between the perimeter wall and the right-of-way, 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.
31. Coordinate with the Clark County Department of Public Works to discuss any impacts to this site plan from the Beltway. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to an approved Site Development Plan Review (SDR-25985) for a 234-unit condominium development on 9.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road. The applicant has requested this Major Modification to accommodate Waivers to allow a six-foot perimeter landscape buffer where 10 feet is required, 43,180 square feet of open space where 44,195 square feet was approved, a zero-foot upper floor setback from parking where two feet is required and zero parking lot landscape islands where 10 are required. The density and number of condominium units remain the same as what was originally approved. In addition to this Major Modification, the applicant has submitted a Variance (VAR-28322) as a companion item to this submittal to allow 362 parking spaces where 369 are required. The Master Developer has supplied letters which state that the Providence Design Review Committee has review each of the Waivers requested and is in support of them. Staff finds that the Variance and multiple Waivers requested for this review indicate that the site is overbuilt; therefore denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval of this request. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliffs Edge area, and approved text modifications to the related Cliffs Edge Master Development Plan to address conditions of approval of Rezoning (ZON1520). The Planning Commission and staff recommended approval of this request.

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11/20/03	A request for a Minor Modification to the Cliffs Edge Master Development Plan (MOD-3189) allowing reduced street widths under certain conditions in limited portions of the Plan area was administratively approved by the Planning and Development Department.
02/18/04	The Cliffs Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-2955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small Lot; and from Medium Low Density Residential to Pump & Reservoir; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road The Planning Commission recommended approval of this request.
05/27/04	A request for a Minor Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-4237) to include an exhibit depicting cross sections for private interior residential streets was administratively approved by the Planning and Development Department.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliffs Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliffs Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.
08/03/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-6279) to change land use designations from ML (Medium Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot), from L (Low Density Residential) to ML (Medium-Low Density Residential), from RSL (Residential Small Lot) to ML (Medium Low Density Residential) and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: Sections 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and Exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.

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11/16/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-9174) to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli. The Planning Commission and staff recommended approval.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10809) to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliffs Edge Master Development Plan and Guidelines.
02/15/06	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10531) to change land use designations from M (Medium Residential) to RSL (Residential Small Lot), to modify Section 2.2 and the accompanying exhibit of the Master Development Plan and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road). The Planning Commission and staff recommended approval.
08/10/06	The Planning Commission tabled a Tentative Map (TMP-14763) for a 163-lot single family residential subdivision on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (aka Pod 308) at the applicants request.
04/04/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-19114) to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards, to allow three-story single family dwellings with a maximum height of 38 feet and to add a sign standard section. The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-22968) to change the land use designation from RSL (Residential Small Lot) to M (Medium Density), to modify Section 2.2 and the accompanying Table 1 of the Master Development Plan and to modify Section 2, Exhibit 2 of the Design Guidelines to reflect changes to the land use categories on a parcel, noted as a portion of Pod 308 and located on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval.

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02/20/08	The City Council approved a request for a Site Development Plan Review (SDR-25985) for a 234-unit, three-story condominium development on 11.3 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with this application.	
<i>Pre-Application Meeting</i>	
05/01/08	A pre-application meeting was held where elements of a Major Modification to an approved Site Development Plan Review and a Variance submittal were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application, nor was one held.	
<i>Field Check</i>	
06/04/08	A field check was performed by staff at the subject site. The site was noted to be vacant, undeveloped desert which generally sloped downward from northwest to southeast.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) M (Medium Density Residential) Cliffs Edge Special Land Use Designation
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) PF (Public Facilities) Cliffs Edge Special Land Use Designation
South	Undeveloped	PCD (Planned Community Development)	U (PCD) [Undeveloped (Planned Community Development)]

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East	ROW (CC 215), Undeveloped	ROW (CC 215), PCD (Planned Community Development)	ROW (CC 215), U (PCD) [Undeveloped (Planned Community Development)] M (Medium Density Residential) Cliffs Edge Special Land Use Designation
West	Undeveloped, Vacant Single- Family Home Lots	PCD (Planned Community Development)	PD (Planned Development) RSL (Residential Small Lot) and ML (Medium Low Density Residential) Cliffs Edge Special Land Use Designation

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

* The proposed parking Variance (VAR-28322) and Waivers are not in conformance with the standards listed in the Cliffs Edge Master Development Plan and Design Guidelines.

DEVELOPMENT STANDARDS

All development within the Cliffs Edge Master Plan area is subject to the Cliffs Edge Master Development Plan and Design Guidelines. The Master Developer has the sole responsibility to enforce the Design Guidelines for L (Low Density Residential), ML (Medium Low Density Residential) and RSL (Residential Small Lot) developments. However, the City and the Master Developer have joint responsibility to enforce the Design Guidelines with respect to M (Medium Density Residential) and VC (Village Commercial) developments. Such developments shall be reviewed first by the Master Developer, then by the City in accordance with the procedure set forth in the Development Agreement between the City and the Master Developer.

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<i>Standard (Cliffs Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks Principle Buildings and Accessory Structures from the Property Line <ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 20 Feet 30 Feet	n/a n/a > 30 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter <ul style="list-style-type: none"> • Single Story Structure • Two Story Structure • Three Story Structure 	10 Feet 20 Feet 25 Feet	n/a n/a >25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl <ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 10 Feet 10 Feet	n/a n/a >10 Feet	Y
Living Area or Porch from Private Street or Parking	5 Feet	5 Feet	Y
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	>18 Feet	Y
<i>Building Separation</i> <ul style="list-style-type: none"> • Balcony to Balcony • Balcony to Non-Balcony • Non-Balcony to Non-Balcony • Between Main Building & Accessory Structure 	30 Feet 20 Feet 15 Feet 10 Feet	>30 Feet >20 Feet >15 Feet >10 Feet	Y Y Y Y
<i>Maximum Bldg Height</i> <ul style="list-style-type: none"> • Principle Building and Accessory Structures 	50 Feet Subject to Setback Criteria Above	43 Feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Yes	Y

Pursuant to the Cliffs Edge Master Development Plan and Design Guidelines 8.2.1, the following Residential Adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	129 Feet	141 Feet	Y
Adjacent development matching setback	10-20 Feet	41 Feet	Y

DC

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Pursuant to the Cliffs Edge Master Development Plan and Design Guidelines, 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 Tree / 10 Spaces	21 Trees *	32 Trees	Y
Buffer: Min. Trees	1 Tree / 20 Linear Feet	150 Trees	94 Trees	N **
TOTAL		171 Trees	126 Trees	N **
Min. Zone Width:	10 Feet		6 Feet	N***

* Based on the number of parking area trees within the parking lot.

** The proposed landscape plan is not in conformance with the Cliffs Edge Master Development Plan in regards to the amount of perimeter trees required. Therefore, the required technical landscape plan must be approved by the Master Developer and the Planning and Development Department prior to issuance of building permits to verify that all landscaping requirements are met.

*** A Waiver of the perimeter landscape buffer requirements has been requested as part of this application to allow a six-foot perimeter landscape buffer where 10 feet is required.

Pursuant to the Cliffs Edge Master Development Plan and Design Guidelines 3.2.1, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>	
Medium Density Development	1 Bedroom Units: 176	1.25 Spaces / Unit	220 Spaces		220 Spaces		
	2 Bedroom Units: 58	1.75 Spaces / Unit	102 Spaces		102 Spaces		
	Guests for 234 Units	0.2 Spaces / Unit	39 Spaces	8 Spaces	22 Spaces	18 Spaces	
Sub-total			361 Spaces	8 Spaces	344 Spaces	18 Spaces	
TOTAL	234 Units		369 Spaces		362 Spaces		N*
Deviation					1.89 % Deviation		N*

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* Pursuant to Section 3.2.1 of the Cliffs Edge Master Development Plan and Design Guidelines 369 spaces are required for this development. The applicant has indicated that 362 spaces will be provided, of those spaces 18 will be handicap accessible. A Variance (VAR-28322) has been submitted as a companion item to this Site Development Plan Review to allow 362 parking spaces where 369 are required.

Waivers		
Request	Requirement	Staff Recommendation
To allow zero parking lot landscape islands	10 Landscape islands	Denial
To allow a six-foot perimeter landscape buffer	10-foot perimeter landscape buffer	Denial
To allow a zero-foot upper floor setback	Two-foot upper floor setback	Denial

ANALYSIS

This Cliffs Edge Master Plan area is located on the Centennial Hills Sector Plan Map of the General Plan. As the area exceeds 80 acres in size, the Centennial Hills Sector Plan required that a master plan be prepared for these PCD (Planned Community Development) designated properties that are encompassed by the Cliffs Edge Master Development Plan and Design Guidelines, which was approved by City Council on 03/19/03. The PCD (Planned Community Development) category allows for a mix of residential uses including L (Low), ML (Medium Low) and M (Medium) densities, maintaining an average overall density of 2-8 dwelling units/gross acre and includes a Village Center (VC), Neighborhood Center (NC), some business parks, public facilities, and office development. The zoning of PD (Planned Development) with the various special land use designations as outlined on the Land Use Map complies with this General Plan designation. All projects located within the Cliffs Edge Master Plan area are subject to the Cliffs Edge Master Development Plan and Design Guidelines.

The subject property carries a Cliffs Edge Master Plan Special Land Use Designation of M (Medium Density Residential). The M (Medium Density Residential) allows a gross density of 25 dwelling units per acre. The proposed condominium development will have 234 total units at a density of 20.7 dwelling units per acre. This is below the allowable density for this land use designation and will maintain a density of less than eight units per acre for the master plan area. The applicant has requested several Waivers and a parking Variance (VAR-28322), which indicates that the site is being overbuilt. The applicant has chosen to not rearrange or reduce the scope of this project which would eliminate the need for the requested Waivers and Variance; therefore staff recommends denial of this request.

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- **Site Plan**

The site plan is in compliance with the standards of the PD (Planned Development) zoning district. This site is located on the east side of Shaumber Road between Rome Boulevard at the north and Centennial Parkway on the south. The project is divided in two by a proposed public right-of-way, Darling Road. The development will contain a 51-unit and a 61-unit building to the north and two, 61-unit buildings to the south of Darling Road. The project area consists of one undeveloped parcel.

The site plan indicates that a total of 362 parking spaces will be provided between the garage, driveway and surface parking areas where 369 parking spaces are required, a shortage of seven required parking spaces. Provided are 204 surface spaces, 40 driveway parking spaces and 118 garage spaces. While not clearly labeled on the site plan, each driveway parking space is located behind the ten garage parking spaces located on the north and south sides of each building. The applicant has proposed 18 handicap accessible spaces where seven are required and a total of 25%, or 90 provided parking spaces, are compact.

- **Landscape Plan**

The landscape plan depicts landscape buffers and parking area landscaping that are not in conformance with the Cliffs Edge Master Development Plan and Design Guidelines. The applicant has provided six-foot landscape buffers along the north, south, east and west perimeters where a ten-foot landscape buffer is required. The Cliffs Edge Master Development Plan and Design Guidelines requires one tree planted for every 20 linear feet of landscape area for perimeter landscape that surrounds interior parking lots. The landscape provided does not meet this requirement, therefore a condition has been added requiring a revised landscape plan which meets that meets the Cliffs Edge Master Development Plan and Design Guidelines standards.

Additionally, the Cliffs Edge Master Development Plan and Design Guidelines require a parking lot landscape island be provided for every 10 uncovered parking stalls. The applicant has requested a Waiver from this requirement as several grading issues have arisen since the original Site Development Plan Review was approved. The applicant is proposing to provide zero landscape islands where 10 are required.

- **Open Space**

The proposed project is providing 43,180 square feet of open space where 23,400 square feet is required and 44,195 square feet was originally approved. The 1,015 square-foot reduction is the result of an error made on the original submitted plans. The correct amount of open space provided is 43,180 square feet. Even with the 1,015 square-foot reduction, the open space planned for the development exceeds the amount of open space required and is proportioned among the two areas of development.

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- **Elevations/Floor Plan**

The elevations depict 4 three-story, 43-foot tall multi-family condominium buildings with ground level garage parking accessible from an auto court and the surrounding drive aisles. The buildings have been modified to utilize the Spanish Colonial architectural theme, whereas the original submitted elevations utilized the Prairie Ranch theme, which has not yet been approved for multi-family development. The revised elevations submitted for this review utilize hip roofs with clay barrel tiles, tall narrow windows, articulated entryways and rounded arch elements keeping with the Spanish Colonial theme.

The floor plans show that there will be a mix of one and two bedroom units on each level with separated garage parking on the ground floor. The plans depict two building types, one with 51 units and one with 61 units, arranged in a horseshoe shape. At the ends of the building are stairwells with an elevator and stairwell at the main entry at the center of the building accessed from the courtyard area that each building fronts towards. Each building also features a Carriage House condominium which rests above the garages which feature driveway parking. While this architectural feature was included in the original submittal, a Waiver from the Cliffs Edge Master Development Plan and Design Guidelines must be requested to allow a zero-foot upper setback where a two-foot setback is required from a parking space.

FINDINGS

The following findings must be made for an SDR:

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

The surrounding area, with the exception of single-family residences to the west, across Shaumber Road, is undeveloped. The proposed use of the property is consistent with Cliffs Edge Master Planned Community special land use designation of M (Medium Density Residential).

- 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 not consistent with the Cliffs Edge Master Development Plan and Design Guidelines and applicable Title 19 Development Standards as the applicant has requested multiple Waivers and a companion Variance (VAR-28322) for parking. These multiple requests for deviations indicate that the site is over built and a reduction in scope may be necessary.

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

The site accesses Darling Road, a 50-foot local street which in turn accesses Shaumber Road, an 80-foot secondary collector street as designated by the Master Streets and Highway Plan. In essence, Darling Road at Shaumber Road will become the single access point for a 234-unit condominium development. This orientation will limit ingress and egress to the site and create a traffic pressure point at the intersection of Darling Road and Shaumber Road. Providing only one means of ingress and egress to a development of this size is shortsighted to the needs of the future.

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

The proposed landscape and building materials are appropriate for the area and the City. Additionally, they conform to such materials as directed by the Cliffs Edge Master Development Plan and Design Guidelines.

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 building elevations are typical of multi-family residential apartment complexes and will be compatible with the Cliffs Edge Master Development Plan and Design Guidelines. The need for a Waiver to allow a zero-foot upper floor parking space setback where two feet is required indicates that the arrangement of the buildings and condominium units is in need of further revision and refinement.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building.

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