



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-29658 APPLICANT: PAGEENTRY
HOMES OWNER: RANCHO PARK RESIDENTIAL, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-29663) and Variance (VAR-29958), 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. Approval of this application shall expunge the previous Site Development Plan Review (SDR-20523), if approved.
4. The existing off-premise signs shall be removed prior to the time application is made for a building permit.
5. File Federal Aviation Administration form 7460-1, Notice of Proposed Construction or Alteration with the Federal Aviation Administration, and, depending upon the FAAs determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.
6. All development shall be in conformance with the building elevations date stamped 08/26/08 and site plan and landscape plan date stamped 10/03/08, open space plan date stamped 10/13/08, except as amended by conditions herein.
7. The minimum distance between buildings shall be 20 feet.
8. The setbacks for this development shall be a minimum of 20 feet to the front of the development (Rancho Drive frontage), 9.5 feet on the north side, 20 feet on the corner side (Smoke Ranch Road frontage), and 14 feet in the rear (Decatur Boulevard frontage).
9. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein: The list of amenities provided on the Site Plan dated stamped 10/03/08 shall be located on the site plan (including the interlinked walking paths, bench/sitting areas, neighborhood park, childrens play area, dog park and restroom areas).

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10. 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 tree spacing along public streets in accordance with Title 19.12.040(G); Provide landscape buffer widths in accordance with Title 19.12.040, including 10-foot buffer widths adjacent to right-of way and six-foot buffer widths adjacent to interior lot lines.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. 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.
13. 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).
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.

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18. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Prior to the submittal of a Final Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the as is configuration. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site. Sewer service to existing developments, including to Assessor Parcel Number #13918310001, shall be maintained during construction of this site.
22. Coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
23. Landscape and maintain all unimproved rightofway, if any, on Rancho Drive adjacent to this site.
24. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public rightofway adjacent to this site prior to the issuance of any permits.
25. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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26. A Homeowners Association shall be established to maintain all private improvements, private roadways and landscaping and common areas created with this development. All landscaping and private improvements 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.
27. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first.
28. Site development to comply with all applicable conditions of approval for ZON-20512 and all other subsequent site-related actions.
29. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
30. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed two and three-story multi-family development consisting of 347 condominium units and 304 apartment units on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The subject property is adjacent to existing commercial/industrial uses, single-family residences and the North Las Vegas Airport.

In addition to this request, the applicant has submitted a Rezoning (ZON-29661) to change the zoning designation from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to R-PD20 (Residential Planned Development - 20 Units per Acre), a Variance (VAR-29663) to allow 1,185 parking spaces where 1,228 parking spaces are required and a Variance (VAR-29958) to allow 426,888 square feet of open space in a Residential Planned Development district where 466,963 square feet is required. The subject property has already received approvals for a less-intense, 535-unit Condominium Development on the subject site without the need for a Variance request. Staff finds that the proposed development of 651 multi-family units is too intense for the subject property. The current configuration of this proposal necessitates a parking and open space Variance, which highlights the overbuilt nature of this development; therefore, staff recommends denial of this request.

Please note that the applicant has revised the site plan and landscape plan from the original submittal on 08/26/08. The revised site and landscape plans, date stamped 10/03/08, remove three condominium units from the original submitted plans and provide one additional pool/recreation area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/89	The City Council approved a Special Use Permit (U-0054-89) for a 12-foot by 24-foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval of this request.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided billboard on property located on the northeast corner of Smoke Ranch Road and Decatur Boulevard. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote.

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07/20/94	The City Council approved a Five-Year Review [U-0054-89(1)] on an approved 12 foot by 24 foot OffPremise Advertising (Billboard) Sign to a height of 40 feet, on property located on the west side of Rancho Drive, approximately 425 feet north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval of this request.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) OffPremise Advertising (Billboard) Signs on the west side of Rancho Drive north of Smoke Ranch Road. The Board of Zoning Adjustment recommended approval of this request.
11/01/00	The City Council accepted the Withdrawal of a Five Year Review [U-0092-95(1)] for two (2) OffPremise Advertising (Billboard) Signs on west side of Rancho Drive, approximately 350 and 1,100 feet north of Smoke Ranch Road. The Planning Commission and staff recommended approval of this request.
08/01/01	The City Council approved an appeal of a Planning Commission denial for a Special Use Permit (U-0059-01) for five (5) OffPremise Advertising (Billboard) Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard subject to a Two-Year Review. The Planning Commission denied the request, whereas staff recommended approval.
12/20/01	The Planning Commission approved a Tentative Map (TM-0049-01) for a 1-lot commercial subdivision on the subject site. Staff recommended approval of this request.
02/19/03	The City Council approved a General Plan Amendment (GPA-1400) and a Rezoning (ZON-1401) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. On 01/23/03, the Planning Commission recommended approval of the Rezoning application, but failed to achieve a super majority on the General Plan Amendment.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1404) for a proposed commercial/industrial development on 14.45 acres consisting of an 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive approximately 320 feet south of Decatur Boulevard intersection, and a 166,900 square-foot commercial/industrial development on 12.6 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended approval, whereas staff recommended denial of this application.
05/21/03	The City Council approved a required Two-Year Review (RQR-1994) for an approved Special Use Permit (U-0059-01) for five OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval of this request.

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06/02/03	The Department of Planning and Development administratively approved a Site Development Plan Review (SDR-2394) for a 3,000 square-foot second floor addition to an approved 18,500 square-foot office building on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of Decatur Boulevard.
06/24/04	The Planning Commission approved a Master Sign Plan (MSP-4388) application for an approved commercial/industrial development on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Drive. Staff recommended approval of this request.
07/07/04	The City Council approved a required Two-Year Review (RQR-4239) for an approved Special Use Permit (U-0059-01) for five (5) OffPremise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval of this request.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR5312) application for a proposed 40,016 square-foot office complex consisting of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road. Staff recommended approval of this request.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5916) for a proposed 5,000 square-foot Liquor Establishment (Tavern) on a 1.34 acre portion of a 31.42 acre site adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. The Planning Commission recommended approval, whereas staff recommended denial of this request.
09/07/05	The City Council approved a required One-Year Review (RQR-6794) of an approved Special Use Permit (U-0059-01) for two 14-Foot x 48-Foot Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended denial of this request.
03/01/06	The City Council approved a General Plan Amendment to amend a portion of the Southeast Sector Plan of the Master Plan from L-I/R (Light Industry/Research) to M (Medium Density Residential), a Rezoning from C-M (Commercial/Industrial) to R-PD16 (Residential Planned Development 16 Units per Acre) and a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval whereas staff recommended denial of this request.
03/23/06	The Planning Commission approved a Tentative Map (TMP-11703) for a 513-unit condominium subdivision on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. Staff recommended approval of this request.

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08/01/06	A Code Enforcement Citation (#45071) was issued for weeds/grass and refuse code violations for property located at the northeast corner of Smoke Ranch Road and Rancho Drive. The case was resolved 08/31/06.
12/20/06	The City Council approved a required One-Year Review (RQR-17040) of an approved Special Use Permit (U-0059-01) which allowed two 14-foot x 48-foot Off-Premise Advertising (Billboard) Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval of this request.
06/06/07	The City Council approved a Rezoning (ZON-20512) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to R-PD16 (Residential Planned Development - 16 Units per Acre) and a Site Development Plan Review (SDR-20523) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission and staff recommend approval of these requests.
06/28/07	The Planning Commission approved a Tentative Map (TMP-21699) for a 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. Staff recommended approval of this request.
05/21/08	The City Council approved an Extension of Time (EOT-27588) of an approved Rezoning from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to R-PD16 (Residential Planned Development - 16 Units per Acre) and an Extension of Time (EOT-27588) for a proposed 535-unit condominium development on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. Staff recommended approval of these requests.
10/09/08	The Planning Commission held in abeyance a request for a Site Development Plan Review (SDR-29658) for a proposed two and three-story multi-family development consisting of 347 condominium units and 304 apartment units, a Rezoning (ZON-29661) to change the zoning designation from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to R-PD20 (Residential Planned Development - 20 Units per Acre), a Variance (VAR-29663) to allow 1,185 parking spaces where 1,228 parking spaces are required and a Variance (VAR-29958) to allow 426,888 square feet of open space in a Residential Planned Development district where 466,963 square feet is required on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The abeyance was approved at the applicants request in order to provide a revised site plan allocating additional open space.

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Related Building Permits/Business Licenses	
There are no related building permits or business licenses related to this project. There are no permits on file regarding the demolition or removal of the two existing Off-Premise Signs (Billboards) that were required to be removed as a condition of approval to SDR-20523.	
Pre-Application Meeting	
08/07/08	A pre-application meeting was held where elements of a Rezoning, Site Development Plan Review, a Variance for parking and a Variance for Open Space within a Residential Planned Development zoning district were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
09/02/08	A field check was performed by staff at the subject property. The site was noted as undeveloped, relatively flat and graded. Some weeds and debris were noted on site.

Details of Application Request	
Site Area	
Gross Acres	33.47

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped (Approved Through SDR-20523 for a 535-unit Condominium Development)	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 Units per Acre)
North	Industrial	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	C-2 (General Commercial)
	Commercial	GC (General Commercial)	C-2 (General Commercial)
East	Airport	Public/Semi-Public City of North Las Vegas	C-2 (General Commercial) and M-2 (General Industrial) City of North Las Vegas

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West	Light Industrial	LI/R (Light Industry/ Research)	C-M (Commercial/ Industrial)
	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (35 Feet)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y**

* The subject property is located within the North Las Vegas Airport Overlay within the 35-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

** Pursuant to Ordinance No. 5227, the project under review meets the criteria for definition as a Project of Significant Impact because the development generates an Average Daily Traffic (ADT) of over 6,250 daily trips and is located within a half mile of another jurisdiction (North Las Vegas). The applicant has prepared and submitted an impact report as required by the Ordinance for referral to the affected agencies. No comments have been received regarding this application.

DEVELOPMENT STANDARDS

The project is subject to the Residential Planned Development (R-PD) Standards of Title 19.06.040. The development standards shall be established by the Site Development Plan including minimum front setbacks, maximum building heights, building separation, and other design and development criteria.

<i>Standard</i>	<i>Proposed</i>
Min. Lot Size	1,457,953 Square Feet
Min. Lot Width	434 Feet

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Min. Setbacks	
<ul style="list-style-type: none"> • Front • Side • Corner • Rear 	<p>20 Feet</p> <p>9.5 Feet</p> <p>20 Feet</p> <p>14 Feet</p>
Min. Distance Between Buildings	20 Feet
Max. Building Height	27 Feet (Two-Story Buildings) 34 Feet (Three-Story Buildings)
Trash Enclosure	Screened, Enclosed
Mech. Equipment	Screened

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	102 Feet	120 Feet	Y
Trash Enclosure	50 Feet	100 Feet	Y

Pursuant to Title 19.12, the following 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/6 Spaces	98 Trees	105 Trees	Y
Buffer:				
Min. Trees (North)	1 Tree/ 20 Linear Feet	16 Trees	7 Trees	N*
Min. Trees (South Adjacent to Commercial)	1 Tree/ 30 Linear Feet	10 Trees	10 Trees	Y
(South Adjacent to R.O.W.)	1 Tree/ 20 Linear Feet	44 Trees	23 Trees	N*
Min. Trees (East)	1 Tree/ 20 Linear Feet	92 Trees	80 Trees	N*
Min. Trees (West Adjacent to R.O.W.)	1 Tree/ 20 Linear Feet	47 Trees	25 Trees	N*
(West Adjacent to Commercial)	1 Tree/ 30 Linear Feet	47 Trees	28 Trees	N*

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TOTAL		354 Trees	278 Trees	N*
Min. Zone Width	6 Feet (Interior Lot Lines)		6 Feet	Y
	10 Feet (Adjacent to Right-of-Way)		10 Feet	Y
Wall Height	6-8 Feet		6-7 Feet	Y

* A condition has been added requiring the applicant to provide perimeter landscape buffering in accordance with Title 19.12.040.

Pursuant to Title 19.06.040(G), the following standards apply:

Open Space R-PD only						
Total Acreage	Density	Required		Provided		Compliance
		Percent	Area	Percent	Area	
33.5	19.5	32%	466,963 SF	29.25%	426,888 SF	N*

* The applicant has submitted a Variance (VAR-29958) to allow for 29.25% open space where 32% is required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	168 One Bedroom Units	1.25 Spaces/Unit	210		210		Y
	239 Two Bedroom Units	1.75 Spaces/Unit	419		419		Y
	219 Three Bedroom Units	2 Spaces/Unit	438		438		Y
	26 Four Bedroom Units	2 Spaces/Unit	52		52		Y
	Guest Parking	1 Space/6 Units	109		63		N*
SubTotal			1,215	13	1,172	13	
TOTAL			1,228		1,185		N*
Percent Deviation					3.5%		

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* The applicant has submitted a Variance (VAR-29663) to allow 1,185 parking spaces where 1,228 are required.

ANALYSIS

- **Land Use and Zoning**

The subject property is located within the Southwest Sector of the General Plan with a land use designation of M (Medium Density Residential). The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

There is a request for a Rezoning (ZON-29661) to change the subject property's zoning from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development 16 Units per Acre) to R-PD20 (Residential Planned Development 20 Units per Acre). The R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The R-PD20 (Residential Planned Development 20 Units per Acre) is consistent with the M (Medium Density Residential) category of the General Plan.

- **Site Plan**

The site is located at the northwest corner of Rancho Drive and Smoke Ranch Road, currently bisected east-west by a signalized private driveway which will remain in its current configuration. The site plan indicates that a total of 120 residential buildings and three clubhouses will be provided on site. The buildings will range in height between two and three stories and cluster three, five, 20 or 24 units together. The three and five unit buildings will be two-story townhouse units, with internal garages and living units extending between the first and second floors. The 20 and 24-unit buildings will be two and three-story apartment buildings with access from common hallways and surface level parking.

Access to the site for the 347 townhouse units will be gained from the existing signalized private driveway at Rancho Drive, which runs east/west through the site to a gated, non-signalized driveway fronting Decatur Boulevard. A crash gate will be provided for these units near the southern portion of the site along Rancho Drive and near the northeast corner of the site along Decatur Boulevard. Access for the 304 apartment residences will be provided along Rancho Drive and Smoke Ranch Road. The two main driveways fronting Rancho Drive and a single driveway fronting Smoke Ranch Road will feature enhanced paving and landscape medians. No internal vehicular circulation access will be provided between the townhouse units and apartment units.

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Sidewalks are provided on the plan between some of the townhouse units and access the existing private driveway, which will allow pedestrians a single access point on Rancho Drive and on Decatur Boulevard. No linkages have been provided between the subject property and the existing adjacent commercial properties, nor have any other pedestrian gates, plazas or connections have been made between the site and the surrounding neighborhood. The submitted site plan does not indicate if any sidewalks, gates or pedestrian plazas will be provided for the 304 apartment units. The justification letter requests a reduction in parking stating the site is in close proximity or adjacent to mass transit; however, no pedestrian connection has been made between the proposed development and the existing three bus turn-outs. The site plan does indicate that a wall will surround the entire development, however no wall heights, materials or details have been provided with this submittal.

Surface parking will be provided for the 304 apartment units which will consist of 486 parking spaces, of which 13 are handicapped accessible. The parking areas will be clustered around each building area with adequate landscape islands between each row. The 347 townhouse units will feature internal one and two-car garages along with surface parking. A total of 31 parking spaces will be provided for the 47-building cluster to the south of the existing private drive while 69 parking spaces will be provided for the 60-building cluster to the north of the existing private drive. In total, 1,185 parking spaces will be provided where 1,228 are required. The applicant has submitted a Variance (VAR-29663) request to allow this.

- **Landscape Plan**

The landscape submitted depicts 24-inch box trees spaced at 30 feet on-center around the perimeter of the subject property and includes a notation of four, five-gallon shrubs and four, one-gallon shrubs for each 24-inch box and 15-gallon tree provided. The plans submitted do not indicate any shrub placement or location, nor is the tree spacing provided compliant with Title 19. Title 19.12.040(G) requires 24-inch box minimum sized trees to be planted along public streets for every 20 linear feet of planter. This equates to a total of 256 required perimeter trees where the applicant has proposed 173. A condition has been added requiring proper tree spacing along with a detailed landscape plan to be submitted prior to or at the same time application is made for a building permit.

The landscape buffer width along Smoke Ranch Road meets the 10-foot minimum requirement per Title 19.12.040; however, the site plans do not indicate the planter widths along Rancho Drive or Decatur Boulevard. A condition has been added requiring the applicant to provide landscape buffers with a minimum width of 10 feet adjacent to right-of-way.

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The interior site common areas and parking areas provide an adequate amount of trees placed around the buildings, parking areas and common areas; however, it should be noted that the tree distribution around each building does not appear equal. While some buildings have several trees evenly covering their perimeters, other buildings have less than ideal tree coverage, with large gaps void of trees. This is most noticeable at the five buildings at the northern perimeter of the site, at the two buildings adjacent to the center of the north and south sides of the existing private drive, and around the interior of a majority of the apartment buildings. While not required to be provided, a more even approach or a larger quantity of trees will fill in these areas and prevent a barren appearance if this project is approved.

Additionally, the applicant is required to provide 466,963 square feet, or 32% of the site area, of open space per the requirements of the Residential Planned Development District. The landscape plan is allowing for 426,888 square feet, or 29.25%, of open space. A Variance has been submitted to allow for the 2.7% reduction in the amount of open space permitted.

Title 19.06.040 states that the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The provided landscape plans do not indicate any pedestrian amenities other than a few sidewalks between buildings and three pool/clubhouses. No barbeque, picnic, playground or athletic court areas have been shown on the plan, nor have any special pedestrian areas or amenities been provided.

The applicant did submit a revised site plan which includes a list of amenities which will be provided; however these are not located on the site plan. The list states the following will be provided: A pool and spa located within each parcel, public restrooms within each parcel, a dog park with water fill stations, a neighborhood park with a childrens play center and picnic area, interlinked walking paths with benches and sitting areas and a recreation center located within each parcel. As most of these uses are not shown on the plans submitted, the applicant will need to include these on a revised site and landscape plan. The majority of the open space currently shown on the site plan is positioned as buffer space between buildings. All pedestrian entries and exits to the site are adjacent to the planned or existing vehicular access points, which do not meet the intent of the proposed zoning district.

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- **Elevations**

The provided elevations for the proposed buildings are modest, with limited articulation. The 24-unit buildings will be three-stories in height and feature balconies with open railings and pop-outs above each window and stairwell opening on the front and rear elevations. The side elevations will feature eight small, square windows and a utility room doorway. The 20-unit buildings will be similar; however, the side elevations will have greater visual interest as the roof steps back between the second and third floors. Compensating for the lack of built-in architectural detail is the use of color on each building, as the applicant has proposed a four-color palette for each building. The applicant did not submit a color and materials board as required, however the color combinations appear to be in either a cream, light beige, dark beige and rust color scheme or a cream, grey, rust and dark brown color scheme. All buildings will feature a red tile roof and a stucco finish on the facades.

The five-unit buildings will be two stories in height, and feature garage doors on the first floor of the front elevation and entry doors on the rear and side elevations. A pop-out stucco banding will be used around three-quarters of the base of each building and pop-outs will be provided around each window and doorway. Some windows will overhang above the garage doors in order to break up an otherwise relatively flat elevation. These buildings will be in a color combination of cream, light grey and grey scheme or a light beige, beige and dark brown scheme. The buildings will feature a red or dark-colored tile roof with a stucco finish on the facades.

The three-unit buildings will be two stories in height, and feature garage doors on the first floor of the front elevation and entry doors on the rear and side elevations. These buildings will feature a single balcony above the garage doors, a pop-out stucco banding around half of the base of each building and pop-outs will be provided around each window and doorway. These buildings will be offered in a color combination of a cream and grey scheme, cream, beige and rust scheme, or a beige, dark beige and dark green scheme. The buildings will feature a light tan, red, or dark green tile roof with a stucco finish on the facades.

- **Floor Plans**

The applicant has provided floor plans for each of the buildings proposed on the site. The 24-unit buildings will be offered in a variety of one, two and three bedroom floor plans in three-story buildings. Similarly, the 20-unit buildings will be offered in two and three bedroom floor plans and consist of three-story units. Each unit will offer separate living, dining, kitchen, bedroom and bathrooms, along with interior laundry rooms, private balconies and storage rooms. Access to the units will be provided by central corridors and stairwells.

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The three and five-unit buildings will be offered in a similar configuration of one, two and three bedroom floor plans. All units will feature private one or two-car garages, separate ground-level entryways, master bedrooms with private bathrooms, separate kitchen, living and dining areas and interior laundry facilities. Some units will feature private courtyards or balconies, built-in niches and fireplace options.

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 proposed residential development is not compatible with the adjacent commercial/industrial development, adjacent airport or the single-family residences to the south. The proposed development is too intense for the site and may negatively impact the existing neighbors with increased traffic and noise complaints. The Clark County Department of Aviation submitted a letter to the City of Las Vegas, dated 10/03/08, stating that a commercial zoning district would be more compatible with existing and future airport operations. Furthermore, this letter cautions that many residents of the proposed development will be annoyed by noise from aircraft operations at North Las Vegas Airport, and that if this residential Rezoning request is approved and developed residentially, the Clark County Department of Aviation will forward all noise complaints received from residents of the proposed development to the City of Las Vegas.

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 project will meet the intent of the General Plan and Zoning with approval of the companion Rezoning (ZON-29661) request. Conditions have been placed upon this project, which, if approved, would allow landscape conformance to the provisions of Title 19.

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

The site is accessed from Rancho Drive, a Freeway, and Decatur Boulevard and Smoke Ranch Road, each 100-foot Primary Arterials, according to the Master Plan of Streets and Highways. All roads are adequate to serve the proposed development. The interior site circulation is adequate, however it should be noted that the 304 apartment units and the 347 townhouse units are only served by two access points each, which serves to severely limit the traffic flow of the proposed development. While this design cuts down or eliminates cut-through traffic, it increases the traffic flow at the limited access points and actually increases traffic volume at these locations.

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

The proposed buildings and materials are appropriate for the area and for the City. A color and materials board was not submitted as required; therefore, staff was unable to determine the complete list of materials used. The elevations indicate the predominant materials will be tile roofs with stucco finished buildings which is common 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 building elevations and design characteristics are not unsightly or obnoxious in appearance and will be compatible with development in the area. The overall architecture is simple, with minimal detail and ornamentation.

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

The project is subject to the regulations set forth by Clark County Department of Aviation as the project is within the North Las Vegas Airport operational sphere of influence. As proposed the project will not result in detrimental effects to human health and public safety.

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