

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-32482 - APPLICANT: HARMONY HOMES - OWNER:
HAYDEN SPRINGS, LLC AND CENTENNIAL MEADOWS, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4290) and Site Development Plan Review (SDR-5948) 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 building elevations, date stamped 12/08/08, including 12-panel composite roll up garage doors as indicated on the elevations submitted, except as amended by conditions herein.
4. Air conditioning units shall not be mounted on rooftops.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

- 10 .Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR4290 and all other subsequent, applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-4920) for revised single-family residential floor plans and building elevations for 193 lots on 12.51 acres at the southwest corner of Farm Road and Tule Springs Road. Thirteen model homes were previously constructed, but have not been completed, sold or occupied. The applicant states they now desire to finish the model homes and build new homes on the undeveloped lots, while maintaining the previously approved open space requirements and utilizing all existing off site improvements including roadways and sidewalks, which are also complete.

The applicant proposes to change the elevations of the homes from the original designs, which included six different designs that ranged from American Traditional to Spanish Mission Revival in style with stone accents, variation in siding and color palette. The proposed elevations provide much less articulation and architectural detail. Staff finds that the proposed elevations are in such contrast with the model homes on site that such revisions would create a disharmonious and aesthetically unpleasing environment; therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) on the subject site as part of a larger request within the area designated Town Center on the northwest amendment to the General Plan, from U (Undeveloped), R-E (Residential Estates), R-PD7 (Residential Planned Development - 7 Units per Acre), R-PD11 (Residential Planned Development - 11 Units per Acre, R-PD13 (Residential Planned Development - 13 Units per Acre, R-PD18 (Residential Planned Development - 18 Units per Acre, R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved a General Plan Amendment (GPA-3497) to amend a portion of Map 4 (The Centennial Hills Town Center Land Use Plan) of the Centennial Hills Sector Plan from SC-TC (Service Commercial Town Center) to SX-TC (Suburban Mixed-Use Town Center). The Planning Commission recommended approval and staff recommended denial.

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07/07/04	The City Council approved a Site Development Plan Review (SDR-4290) and a Waiver of the landscaping standards for a proposed Mixed-Use development on the subject property; a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required and a Special Use Permit (SUP-4299) for a proposed Mixed-Use development and a Waiver to allow the private streets to not be gated on the subject property. The Planning Commission and staff recommended approval.
08/12/04	The Planning and Development Department administratively approved a Minor Site Development Plan Review (SDR-4758) for a proposed 7,770 square-foot office building on a portion of the subject property.
09/23/04	The Planning Commission approved a Tentative Map (TMP-4838) for a 213 lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.
01/05/05	The Planning and Development Department administratively approved a revised Tentative Map (TMP-4838) for a 213-lot subdivision located on the subject property with a clarification of the proposed map of the commercial/mixed use areas.
04/27/05	The Planning and Development Department approved a Final Map (FMP-6272) for a 30-lot portion of The Village of Centennial Springs. The final recordation of the map was on 12/14/05.
05/18/05	The City Council approved a Site Development Plan Review (SDR-5948) for a proposed Mixed-Use development; a Waiver (WVR-6153) of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width required and a Variance (VAR-5949) to allow 824 parking spaces where 1,065 is the minimum required on the subject property. The Planning Commission and staff recommended approval.
06/01/05	The City Council approved a General Plan Amendment (GPA-6362) to modify Exhibit 1 ("Multi-Use Transportation Trail") of the Transportation Trails Element of the Las Vegas 2020 Master Plan to allow an eight-foot concrete path where 10 feet is required for a proposed Multi-use Transportation Trail along the west side of Tule Springs Road and the south side of Farm Road. The Planning Commission and staff recommended denial.
06/15/05	The City Council approved a Site Development Plan Review (SDR-6403) and a Special Use Permit (SUP-6405) for a 1,400 square-foot temporary sales trailer on the southwest corner of the subject property. The Planning Commission and staff recommended denial.
09/21/05	The City Council approved a request for a Site Development Plan Review (SDR-8288) and Special Use Permit (SUP-7326) for a proposed 1,400 square-foot Temporary Real Estate Sales Office with Waivers of perimeter and parking lot landscape requirements on 0.16 acres adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way. The Planning Commission recommended approval and staff recommended denial.

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12/21/05	The City Council approved a Variance (VAR-7655) request to allow 478 parking spaces where 844 spaces was the minimum required for a proposed commercial development on 15.74 acres at the southwest corner of Tule Springs Road and Farm Road. The Planning Commission and staff recommended denial.
12/21/05	The City Council approved Special Use Permits (SUP-7660, SUP-7661 and SUP-7662) to allow the Supper Clubs with a Waiver of the 400-foot distance separation requirement. The Planning Commission and staff recommended denial.
08/10/06	The Planning Department approved a Final Map (FMP-14926) for a 30-lot portion of The Village of Centennial Springs. The final recordation of the map was on 09/27/06.
03/19/08	The City Council approved a Special Use Permit (SUP-26265) for a Gaming Establishment, Restricted License in an approved Supper Club on .19 acres at 7585 Norman Rockwell Lane. The Planning Commission and staff recommended approval.

Related Building Permits/Business Licenses

No relevant building permits or business licenses to the subject application.

Pre-Application Meeting

11/25/08	The requirements for a Site Development Plan Review application were discussed with the applicant.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

12/17/08	Staff conducted a field check of the subject site and found there to be a mix of model homes and undeveloped single-family residential lots. The common areas were generally well maintained and all streets, curbs and gutters were in place.
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Details of Application Request

Site Area

Gross Acres	12.91
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Under Construction /Mixed-Use	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use designation]

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North	Service Commercial	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial Town Center) Special Land Use designation]
South	Single Family Residential	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]
East	Parking for Commercial Center	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]
West	Single Family Residential	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]

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

**A Multi-use Transportation Trail is in place and maintained on the west side of Tule Springs Road.*

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DEVELOPMENT STANDARDS

All of the Development standards and conditions of approval imposed under Site Development Plan Review (SDR-4920) and Site Development Plan Review (SDR-5948) will remain in place. This application is only considering a revision to approved elevations. All lots will remain as they are configured on the site currently, all off site improvements in place will remain and all previous requirements must be fulfilled.

Required Standards Per SDR-4920 and SDR-5948

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	2,142 SF	2,142 SF	Y
Min. Lot Width	34 Feet	34 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Garage	N/A	20 Feet	N/A
• Side	3 Feet	3 Feet	Y
• Corner	3 Feet	5 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Building Height	3 Stories	2 Stories	Y

Design Characteristics

<i>Standard</i>	<i>Previously Approved Through SDR-4920 and SDR-5948</i>	<i>Proposed Through SDR-32482</i>
• Elevation Styles	American Traditional, French Country, Craftsman, Key West and Spanish Colonial	Spanish Colonial and Craftsman
• Roof Material	Clay Barrel Tile, Concrete Shingle	Clay Barrel Tile
• Exterior Finish Materials	Shingles, Stone, Stucco, Brick and Clapboard	Stucco
• Window Details	Shutters, Pop Outs	Shutters, Pop Outs
• Garage Doors	28-Panel Composite Roll Up Doors	12-Panel Composite Roll Up Doors

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ANALYSIS

The subject property is a 12.51 acre subdivision located near the southwest corner of Farm Road and Tule Springs Road. A previous owner initiated a 193-lot subdivision and constructed 13 model homes. Each home is in a different stage of completion; however most of the homes feature finished or near-finished exteriors. The applicant states they now desire to complete the model homes and build new homes with revised elevations on the undeveloped lots, while maintaining the previously approved open space requirements and utilizing all existing off site improvements including roadways and sidewalks, which are also complete.

The applicant proposes to change the elevations of the homes from the original designs, which included six different designs that ranged from American Traditional to Spanish Mission Revival in style with stone accents, variation in siding and color palette. The proposed elevations provide much less articulation and architectural detail. Staff finds that the proposed elevations are in such contrast with the model homes on site that such revisions would create a disharmonious and aesthetically unpleasing environment; therefore, staff recommends denial.

- **Zoning**

The subject site is located within the Town Center District and has a General Plan designation of T-C (Town Center); within the Town Center District, the subject site is designated with a special land use of SX-TC (Suburban Mixed Use Town Center). The Suburban Mixed Use district is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities.

- **Elevations**

The applicant has introduced four new single-family home plans for the existing development which are the subject of this review. Each home plan will offer a choice between two elevations, which results in eight new elevations for the approved subdivision. These elevations will replace all previously approved elevations and floor plans for the subject subdivision. The previously approved elevations contained a wide variety of styles, including American Traditional, French Country, Craftsman, Key West and Spanish Colonial. This proposal seeks to reduce the level of detail offered in each elevation and reduce the number of elevation choices available to prospective home buyers.

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The new elevations consist of two options. Elevation A is Spanish Colonial while Elevation B is subdued Craftsman style. The defining factors of the Elevation A include arches, articulated pop outs above window openings, clay tile vents, and decorative brackets at the garage door openings. Each elevation contains some, but not all, of these elements. The remainder of the elevations consists of a 12-panel windowless garage door, limited articulation, a stucco finish and a two-tone color scheme.

The defining factors of Elevation B consist of subdued arches, shutters, exposed rafter tails, and flat, broad pop outs around the window openings. Similar to Elevation A, the arches are found on some, but not all of the elevations. Additionally, the elevations consist of a 12-panel windowless garage door, limited articulation, a stucco finish and a two-tone color scheme.

The proposed elevations eliminate much of the detail which had originally been proposed. The previously approved elevations offered between two and four exterior material finish options, five elevation choices, decorative railings, multiple façade stepbacks and pop outs, 28-panel garage doors and distinct architectural differences between each elevation theme. The lack of articulation and detail on the elevations submitted by the applicant creates the appearance of a cookie cutter subdivision that does little to enhance the surrounding area. Staff is concerned that this development, if approved, may at some point eliminate the 12-panel composite roll up garage doors featured on the front elevation of the single-family homes in the future. As there is minimal articulation on the residential facades as proposed, a condition has been added requiring the applicant provide the 12-panel composite roll up garage doors as indicated on the elevations submitted.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed development is compatible in use as a single-family subdivision; however, the proposed revised elevations are not aesthetically compatible with the existing model homes. The original proposal had variations in design containing a wide variety of styles, including American Traditional, French Country, Craftsman, Key West and Spanish Colonial.

- 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;**

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The proposed development remains compliant with the goals of the General Plan, Title 19 and other City of Las Vegas plans.

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

The site is bordered by Tule Springs to the east, which is an 80-foot Town Center Collector, and Farm Road to the north, an 80-foot Town Center Arterial, both designated under the Town Center Development Standards Manual. Primary access will be from Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

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

The proposed building materials and landscape materials are appropriate.

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 proposed building elevations differ significantly from the original approval in appearance. While not unsightly or obnoxious, the proposed elevations will not be compatible the thirteen existing homes as they contain significantly less detail and ornamentation than what was previously approved.

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

The proposed residential development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 270

APPROVALS 0

PROTESTS 0