

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 16, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: RANCHO ALTA MIRA HOMEOWNERS ASSOCIATION

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39810	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

SDR-39810 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Rezonings (Z-0108-88 and Z-0037-93) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan date stamped 12/16/10, except as amended by conditions herein.
4. An Exception from the Landscape, Wall and Buffer Standards hereby approved, to allow 250, 24-inch box and 25, 15-gallon trees where 418 trees are required and to allow 1,097 existing shrubs where 1,672 shrubs are required.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to approval of a final inspection. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. All new landscaping 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.
11. Vegetation that will ultimately grow to over three feet tall shall not be allowed within Public Sewer Easements. Public Sewer Easements are located between Craig Road and Crimson Leaf Drive, between Craig Road and Norte Circle, between Lone Mountain Road and Gonzalez Drive, and between Lone Mountain Road and Standing Bluff Way.
12. Remove and replace all substandard sidewalk improvements adjacent to this site along Craig Road, Jones Boulevard, Lone Mountain Road, and Decatur Boulevard. Any existing sidewalk damaged or removed by the removal of landscaping shall be repaired and restored at its original location concurrent with the installation of new landscaping for this site. Permits for all work in the public right-of-way shall be issued prior to commencing any work in the right-of-way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to previously approved Rezoning (Z-0108-88) and (Z-0037-93). The request is to replace 191 existing Mondel Pine trees in the perimeter landscape buffer with 250 trees consisting of four different types of trees, and to allow the existing 1,097 shrubs to remain as they are in perimeter landscape buffers surrounding the Rancho Alta Mira Subdivision. The existing numbers of perimeter landscape buffer trees and shrubs do not meet the requirements of the Landscape, Wall and Buffer Standards in place at the time of approval. A minimum of 418 trees and 1,672 shrubs were required to meet the minimum standards. The proposed planting scheme will result in a perimeter with large gaps between trees, and will not be compatible with the surrounding area. Staff is therefore recommending denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/07/88	The City Council approved the request for a Rezoning (Z-0108-88) located on property bounded by Decatur Boulevard, Craig Road, Jones Boulevard and Lone Mountain Road, from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
02/27/89	The City Council approved the request for a clarification of certain conditions of approval and for ratification of those conditions required to be brought back to the City Council (Z-0108-88) on property bounded by Decatur Boulevard, Craig Road. Staff recommended approval.
11/22/89	The City Council approved the Required Review (Z-0108-88) of the Conditions, Covenants and Restrictions for the Rancho Alta Mira project located on property bounded by Decatur Boulevard and Craig Road.
04/24/90	The Planning Commission approved a request for a Building Elevation Review (Z-0108-88) regarding proposed single family dwellings on property located on the southeast corner of Lone Mountain Road and Jones Boulevard. The Planning and Development Department staff recommended approval.
12/05/90	The City Council denied a request for a Plot Plan and Building Elevation Review (Z-0108-88) of a proposed condominium project on property located on the west side of Camino Del Oro, south of Lone Mountain Road. The Planning Commission and staff recommended approval.

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10/02/91	The City Council approved the request of VTN on behalf of Rancho Alta Mira for a Review of Condition of Approval (Z-0108-88) Number 28, which required that all off-site improvements on Craig Road, Jones Boulevard and Lone Mountain Road be installed no later than 24 months after the first permit is issued for the first phase. Staff had no objection – subject to all improvements being completed within 30 days of the completion of the Craig Road project.
05/20/92	The City Council approved the request for a Review of Condition of approval (Z-0108-88), which required installation of all off-site improvements on Craig Road, Decatur Boulevard and Lone Mountain Road project, whichever comes first, in relation to Phase 2 of the Rancho Alta Mira development. Staff recommended approval.
06/03/92	The City Council approved a Review of Condition of approval [Z-0108-88(5)] to allow a portion of original Parcel Number 10 to be re-designated from Area 3 to Area 2, which will allow 6,000 square foot minimum lots and 1,250 square-foot minimum homes where 6,500 square-foot minimum lots and 1,500 square-foot minimum homes were required on property generally located on the southwest corner of Decatur Boulevard and Lone Mountain Road. The City Council approved reduction in the minimum square footage of the homes to 1,420 square feet; however, the minimum lot size of 6,500 square feet shall be maintained. Staff recommended denial.
08/05/92	The City Council approved the request for a Plot Plan and Building Elevation Review [Z-0108-88(6)] of proposed condominium development on property generally located on the west side of Camino Del Oro, south of Lone Mountain Road. The Planning Commission and staff recommended approval.
01/20/93	The City Council withdrew at the request of the applicant the request for a Review of Condition of approval (Z-0108-88), which required minimum square footage of homes to be 1,250 square feet in Area #2, located on the southeast corner of Lone Mountain Road and Jones Boulevard, to be amended to allow one model to be a minimum of 1,075 square feet in an R-PD5 zone.
06/02/93	The City Council approved the request for a Rezoning (Z-0037-93) located on the northwest corner of Decatur Boulevard and Camino Del Rancho, from R-E (Residence Estates) to R-PD7 (Residential Planned Development – 7 Units per Acre). The Planning Commission and staff recommended approval.

02/16/94	The City Council approved the request for a Plot Plan and Building Elevation Review [Z-0108-88(9)] of proposed single family detached dwelling units on property located on the southeast corner of Camino Del Rancho and Camino Del Oro. The Planning Commission and staff recommended approval.
	The City Council approved the request for a Plot Plan and Building Elevation Review [Z-0108-88(10)] of proposed single family detached dwelling units on property located on the northwest corner of Orono Lane and Camino Del Oro. The Planning Commission and staff recommended approval.

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08/03/94	The City Council approved the request for Rezoning (Z-0066-94) located on the southeast corner of Camino Del Oro and Camino Del Rancho, from R-E (Residence Estates) – under Resolution of Intent to R-PD17, to R-PD6 (Residential Planned Development – 6 Units per Acre). The Planning Commission and staff recommended approval.
	The City Council approved the request for Rezoning (Z-0068-94) located on the northwest corner of Camino Del Oro and Orono Lane, from R-E (Residence Estates) – under Resolution of Intent to R-PD17, to R-PD4 (Residential Planned Development – 4 Units per Acre). The Planning Commission and staff recommended approval.
11/16/94	The City Council approved the request for reclassification of property (Z-0124-94) located on the north side of Camino Del Rancho, approximately 700 feet west of Decatur Boulevard, from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre). The Planning Commission and staff recommended approval.
11/18/10	The item for the request for a Site Development Plan Review (SDR-39810) was placed in abeyance at the request of the applicant from the Planning Commission meeting.
01/25/11	The Planning Commission voted (5-2/vq/se) to recommend APPROVAL of this item (PC Agenda Item 19/rg).

Most Recent Change of Ownership

04/05/94	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits issued for the existing perimeter landscaping buffer.

Pre-Application Meeting

06/16/10	A pre-application meeting was held with the applicant, where elements of submitting a Site Development Plan Review for the tree replacement within the Rancho Alta Mira subdivision perimeter landscape buffer were discussed. The topics included: • The Title 19 planting requirement is 24-inch box minimum tree per 30 feet on center; the existing trees planted within the perimeter landscape buffer do not comply with these standards. There are 191 existing trees within the perimeter landscaping buffer where 418 are required. • A Major Amendment for Rezonings (Z-0108-88) and (Z-0037-93) will be required, due to the applicant's requests to change out the same tree quantity.
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	• Submittal of the phasing plan will be required in addition to, the proposed landscaping plan.

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Neighborhood Meeting

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

Field Check

10/15/10	A site visit by staff noted that two segments of the perimeter block wall are damaged. One segment includes the wall along Jones Boulevard in proximity to the Jones Boulevard and Lone Mountain Road intersections. The other damaged wall is located along Decatur Boulevard in proximity to the Decatur Boulevard and Lone Mountain Road intersections.
12/14/10	A site visit by staff noted that the two segments of the perimeter block wall are repaired.

Details of Application Request

Site Area

Gross Acres 2.53

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Landscape Buffer	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
			R-PD7 (Residential Planned Development 7 – Units per Acre)
North	Convenience Store, Service Station (without Automotive Repair)	SC (Service Commercial)	R-E (Residence Estates)
	Mini-Storage Facility		C-1 (Limited Commercial)
	Day Care Center	R (Rural Density Residential)	R-E (Residence Estates)
	Single Family Residence		
		ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development 9 – Units per Acre)
	Golf Course	PR-OS (Parks/Recreation/Open	

		Space)	
	House of Worship	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family Residence		

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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family Residence	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Animal Hospital with no Outside Pens	SC (Service Commercial)	C-1 (Limited Commercial)
	Day Care Center		
	Shopping Center		
East	Single Family Residence	North Las Vegas	North Las Vegas
	Service Station, Self-Service Car Wash		
West	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
		MLA (Medium Low Attached Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards					St
	Ratio	Trees			
	TOTAL PERIMETER TREES			418 Trees	
Min. Zone Width	15 Feet		15 Feet	Y	
• North	15 Feet		15 Feet	Y	
• South	15 Feet		15 Feet	Y	
• East	15 Feet		15 Feet	Y	
• West					

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Primary Arterial – Decatur Boulevard	Master Plan of Streets and Highways	100	Y
Primary Arterial – Lone Mountain Road			
Primary Arterial – Jones Boulevard			
Primary Arterial – Craig Road			

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box deciduous or evergreen tree per 30 linear feet within the perimeter landscape buffer, or 418 trees.	250 trees	Denial
Four, five-gallon shrubs are required for every required tree, or total of 1,672 shrubs.	1,097 shrubs	Denial

ANALYSIS

The Rancho Alta Mira subdivision was constructed from 1990 to 1996, and is bounded by Lone Mountain Road, Craig Road, Jones Boulevard and Decatur Boulevard. It is adjacent to an existing off-street Bike Path located along Lone Mountain Road, which is included in the Trails Element of the General Plan. The subdivision is also located within the Airport Overlay District with a 140-foot height restriction; the request for landscaping modification will have no impact on the overlay.

The residential subdivision was approved under Rezoning (Z-0108-88) and (Z-0037-93). The approval for Rezoning (Z-0108-88) contained a standard condition requiring compliance with all city requirements and ordinances. Under Rezoning (Z-0108-88), a condition of approval was added to require that a landscape plan be submitted to and approved by the Planning Department. No such plan was submitted or has been approved. At the time of approval, the standard requirement for perimeter landscaping, per the Landscape, Wall and Buffer Standards, was one 24-inch box sized deciduous or evergreen tree for every 30 linear feet of planter, plus one additional tree at the end of the planter. In addition, four five-gallon sized shrubs were required for each required tree. When applied to the subject site, this results in a requirement for 418 trees and 1,672 shrubs along the perimeter of the subdivision.

The submitted landscape plan includes the existing and proposed planting plans. The existing landscape plan depicts the existing perimeter landscaping buffer with Mondel Pine trees planted along Lone Mountain Road, Craig Road, Jones Boulevard, and Decatur Boulevard. The existing numbers of Mondel Pine trees and shrubs within the landscape buffer do not meet the minimum requirements of the Landscape, Wall and Buffer Standards. Currently, there are 191 Mondel Pine trees and 1,097 existing shrubs consisting of 17 different shrub types within the perimeter landscaping buffer. The applicant is proposing to replace the existing Mondel Pine trees with four different tree types, including the Swan Hill Olive, Chaste Tree, Holly Oak, and Carob Tree, and to allow the existing shrubs to remain as they are. This will require approval of an Exception to allow 250 perimeter trees where 418 trees were required and 1,097 shrubs where 1,672 shrubs were required. In addition to the 24-inch box trees provided, 25 fifteen-gallon trees of the four tree types are being proposed to complement the trees provided within the perimeter landscape buffer.

The existing Mondel Pine tree grows to a height of 30 feet to 80 feet, with a canopy diameter between 15 feet and 25 feet wide. The proposed Swan Hill Olive tree grows to a height of 25 feet to 30 feet, with a canopy diameter between 25 feet to 30 feet wide. The proposed Chaste tree grows to a height of 25 feet, with a canopy diameter of 25 feet wide. The proposed Holly Oak tree grows to a height of 30 feet to 60 feet, with a canopy diameter of 30 feet to 60 feet wide. The proposed Carob tree grows to a height of 30 feet to 40 feet high, with a canopy diameter of 30 feet to 40 feet wide. The stated purpose of replacing all existing Mondel Pine trees with Swan Hill Olive, Chaste Tree, Holly Oak, and Carob Tree; is to limit existing damage and prevent future damage to the perimeter wall. The Carob tree, which is one of the four types of trees proposed to replace the existing Mondel Pine tree, would not be an ideal replacement

because it will need more than normal space as a street tree due to roots that will break sidewalks, according to the Sunset Western Garden Book. The existing planters are fairly narrow, and may not provide adequate room for root expansion.

An exhibit was submitted to illustrate different phases of the perimeter landscaping modification. The first phase will include the perimeter landscape buffer along Jones Boulevard and Lone Mountain Road east to Casa Del Oro. The second phase will be from Casa Del Oro east along Lone Mountain Road and the entire segment of Decatur Boulevard. The third phase will be entire segment of Craig Road.

The existing landscape buffer plantings are inconsistent with the Landscape, Wall and Buffer Standards in place at the time of approval. The proposed planting scheme, which also does not meet those standards, will result in a perimeter with large gaps between trees, and will not be compatible with the surrounding area; therefore, staff is recommending denial of this request.

The Las Vegas Valley Water District (LVVWD) has requested that final landscape plans be submitted to them for a courtesy review to verify that the location of the proposed trees do not conflict with the existing meters on site.

FINDINGS (SDR-39810)

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 existing subdivision is compatible with adjacent development and development in the area.

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 existing and proposed landscape buffer plantings are inconsistent with the Landscape, Wall and Buffer Standards in place at the time of approval of the subdivision.

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

The site is an existing subdivision; therefore, site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

Landscaping materials are mostly appropriate, but not provided in sufficient quantities to conform to the requirements in place at the time of approval. Approval of an Exception is required to allow a deviation of 40 percent for required trees, and 34 percent for required shrubs.

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;

No buildings are proposed as part of this request.

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

The landscaping plan will be subject to plan check review by the City of Las Vegas.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 2,025 (By City Clerk)

APPROVALS 51

PROTESTS 32