



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RB HILLSIDE, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-39117	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SDR-39117 CONDITIONS

Planning and Development

- 1.Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.
- 2.This approval shall be void two years from the date of final approval. 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 08/19/10, and building elevations, date stamped 08/19/10 and 08/26/10, except as amended by conditions herein.
- 4.Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
- 5.These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
- 6.The standards for this development shall include a Minimum lot size of 1,855 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
9. The developer shall disclose to potential buyers of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway will impede pedestrian traffic and shall not be allowed. This condition shall be included on the CC&Rs and shall be enforced by the Homeowner's Association.
10. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-8635, the Alexander/215 Final Map and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-8635) for a 371-lot single family residential development to add five alternate model home plans and to allow an eight-foot garage setback where six feet or less or 18 feet or greater is required. There are 80 lots that were developed by the previous developer that conform to the approved Site Development Plan Review, which leaves 291 lots presently undeveloped. Staff recommends denial, as the proposed request of eight feet would encourage residents to park in the driveway, resulting in blockage of sidewalks and streets. Six feet or less discourages residents from parking in the driveway and 18 feet or greater can accommodate driveway parking without sidewalk or street obstruction. If this application is denied, the 291 remaining lots can only be developed as previously approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/14/99	The City Council approved a request for Rezoning (Z-0024-99) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 227 acres located on the west side of the proposed Beltway, between Cheyenne Avenue and Lone Mountain Road. The Planning Commission and staff recommended approval.
07/05/01	The City Council approved a Site Development Plan Review [Z-0024-99(24)] for a proposed 340-unit Senior Living Facility on approximately 30 acres located on the south side of the Alexander Road alignment and on the west side of the Western Beltway alignment. The Planning Commission and staff recommended approval.
10/01/03	The City Council approved a request for an Extension of Time (EOT-2623) on an approved Site Development Plan Review [Z-0024-99(24)] for a proposed 340-unit Senior Living Facility on approximately 30 acres located on the south side of the Alexander Road alignment and on the west side of the Western Beltway alignment. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.

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11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend section 2.3.4 Medium-Low Density Residential to allow 3-story dwellings where 2 stories is the maximum allowed and to amend tables 2, 3, and 4 to reflect the proposed changes in land use designations and to change the land use designation from MFM (Multi-Family Medium Residential) to ML (Medium-Low Density Residential) on 30.0 acres adjacent to the southwest corner of Alexander Road the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Site Development Plan Review (SDR-8635) for a proposed 371-lot single family residential development and a waiver of section 3.5.3 of the Lone Mountain West Master Development Plan to allow a 3.5 foot setback where a setback of less than two feet or more than ten feet is required on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Variance (VAR-8636) to allow 95,028 square feet of open space where 122,430 square feet of open space is required for a proposed 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Variance (VAR-8962) to allow 557 parking spaces where 742 parking spaces are required for a proposed 371-lot single family residential development on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway. The Planning Commission recommended approval, staff recommended denial.
11/02/05	The City Council approved a Waiver (WVR-8638) of Title 18.12.130 to allow 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed for a proposed 371-lot single-family residential development on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
12/01/05	The Planning Commission approved a Variance (VAR-9903) to allow retaining walls with a maximum of eight feet where six feet is the maximum height allowed on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. Staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9901) for a 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway. Staff recommended approval.

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02/01/06	The City Council approved a Review of Condition (ROC-10964) of conditions #6 and #30 of an approved Site Development Plan Review (SDR-8635) to allow front yard setbacks of six feet to the front of the garage and five feet to the front of the house, where 18 feet is the minimum required to the front of the garage and 10 feet is the minimum required to the front of the house for an approved single-family residential development on 30.0 acres at the southwest corner of Alexander Road and the 215 Beltway. Staff recommended denial.
05/05/06	A Final Map (FMP-11314) was recorded for a 371-lot single family residential development on 30.00 acres adjacent to the southwest corner of Alexander Road the 215 Beltway.
06/21/06	The City Council approved a Variance (VAR-12913) to allow one enclosed off-street parking space where two enclosed off-street spaces is the minimum required for 371 lots on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway. The Planning Commission recommended approval, staff recommended denial.
06/18/08	The City Council approved a Variance (VAR-27287) to allow 432 parking spaces where 557 spaces were allowed on 30.0 acres at the southwest corner of Alexander Road and I-215. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership

02/12/10	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

01/26/06	A building permit (#58544) was issued for site grading on 10 acres. The permit was finalized on 01/26/06.
03/28/06	A building permit (#62458) was issued for site grading on 20 acres. The permit was finalized on 03/28/06.
06/27/06	A building permit (#66403) was issued for retaining walls. The permit was finalized on 03/17/07.
07/14/06	A building permit (#06004646) was issued for park on-sites at the subject development. The permit was finalized on 03/01/07.
10/05/06	A building permit (#67909) was issued for a community pool/spa. The permit was finalized on 03/24/07.

Pre-Application Meeting

07/20/10	A pre-application meeting was held with the applicant, where the submittal requirements for a Major Amendment to a Site Development Plan Review were discussed.
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<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
08/19/10	Staff conducted a field check and noted a well maintained partially developed single family residential subdivision.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	30.0

<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	Single Family Homes / Graded Single Family Lots	ML (Medium Low Density Residential)	PD (Planned Development)
North	Multi Family Residential	MFM (Multi-Family Medium Residential)	PD (Planned Development)
South	Single Family Homes	ML (Medium Low Density Residential)	PD (Planned Development)
East	I-215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Single Family Homes	ML (Medium Low Density Residential)	PD (Planned Development)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Lone Mountain West	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) 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

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DEVELOPMENT STANDARDS

Pursuant to (SDR-8635) and (ROC-10964), the following standards apply:

Standard	Approved	Proposed	Compliance
Min. Lot Size	1,855 SF	1,855 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks • Front- (House/Garage) • Side • Corner • Rear	5/6 Feet 3.5 Feet 3.5 Feet 5 Feet	5/8 or 18+ Feet 3.5 Feet 3.5 Feet 5 Feet	N Y Y Y
Min. Distance Between Buildings	7 Feet	7 Feet	Y
Max. Building Height	3 stories or 35 feet, whichever is less	2 stories or 35 feet, whichever is less	Y

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Private Streets	FMP-11314	39	Y

Pursuant to (SDR-8635) and (VAR-27287), the following parking standards apply:

Use	Gross Floor Area or Number of Units	Required Per Title 19.04	Approved (VAR-27287)
		Parking	Parking
		Regular	Regular
Single Family, Detached	371 Units (2 spaces per dwelling unit)	742	432
TOTAL		742	432
Percent Deviation			42%

ANALYSIS

The proposed models conform to the Lone Mountain West Design Standards for single family residential. The proposed models are also located in the PD (Planned Development) District and achieve one of the goals of the district, by providing a variety of housing types to achieve variety and integration of economic and redevelopment opportunities. An existing Multi-Use Non-Equestrian Trail runs along the north property line on Alexander Road as designated by the Master Plan Transportation Trails Element, which does not impact the subject site.

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The applicant is proposing to add five alternate model home plans. The previously approved Site Development Plan Review (SDR-8635) permitted homes to be up to three stories or 35 feet, whichever is less. The applicant is proposing models having a height of two stories or 35 feet, whichever is less. However, the alternate homes will have a larger footprint. The applicant is also requesting to allow an eight-foot garage setback, where six feet or less or 18 feet or greater is required. As the applicant has presented no compelling evidence for the change in setbacks, staff recommends denial. The existing setback of six feet or less discourages residents from parking in the driveway, and 18 feet or greater can accommodate driveway parking without sidewalk or street obstruction. The proposed request of eight feet would encourage residents to park in driveways, resulting in blockage of sidewalks and streets.

The Department of Public Works has expressed concern in the past regarding vehicles blocking driveways and consequently, pedestrian paths. Public works has consistently recommended that the distance from the face of the garage door to the front property line shall be a minimum distance of 18 feet or a maximum distance of five feet to avoid potential issues with vehicles blocking pedestrian and vehicular travel corridors. On February 1, 2006 the previous developers of this site were approved to move the minimum garage door distance from the front property line from five feet to six feet. As the proposed eight-foot garage setback would encourage parking in the driveway, resulting in impediments to the sidewalks and streets. Therefore, staff recommends denial.

FINDINGS (SDR-39117)

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 not compatible with adjacent development and development in the area, as the requested increase of the minimum driveway length would encourage parking that would block pedestrian and vehicular circulation within the subdivision.

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 applicant has recently purchased existing lots previously graded and owned by a different developer and would like to construct homes with different floor plans which requires certain driveways to be a minimum of eight feet in length to keep driveway slopes within City threshold requirements. This request is self imposed in nature, due to the fact that the developer could design the floor plans for new models so that they could be accommodated under the current conditions.

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

Adequate site access is provided from Alexander Road, which is designated as 80-foot Secondary Collector by the Master Plan of Streets and Highways.

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

The building materials are appropriate for the area and will retain a residential appearance for the site. The landscape materials, as conditioned, are appropriate for the area and for the city.

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 five new model home elevations are appropriate for the single family residential subdivision and are harmonious and compatible with the surrounding area.

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

Proposed development on the site will be subject to permit review and inspection, thereby protecting the public's health, safety and general welfare. However, the potential for parked vehicles in the eight-foot driveways could present safety issues for both pedestrians and moving vehicles.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

NOTICES MAILED

1,361

APPROVALS

3

PROTESTS

2