



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: NEW VISTA RANCH, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MOD-41437	Staff recommends APPROVAL	
ROC-40981	Staff recommends APPROVAL	
SDR-40980	Staff recommends APPROVAL, subject to conditions:	MOD-41437

** CONDITIONS **

ROC-40981 CONDITIONS

Department of Planning

1. Conditions of Approval Numbers 5, 7 and 9 are deleted.

SDR-40980 CONDITIONS

Department of Planning

1. Conformance to the Conditions of Rezoning (ZON-16580) except as amended herein, and approval of Major Modification (MOD-41437) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.

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3. All development shall be in conformance with the building elevations, date stamped 05/25/11, the site plan date stamped 05/25/11 and landscape plans date stamped 06/13/11, except as amended by conditions herein.
4. All development will be in conformance with the Phase Plan, date stamped 06/20/11, except as amended by conditions herein.
5. The Multi-Use Trail along both Grand Teton Drive and Rainbow Boulevard shall be completed to conform to the 2020 Master Plan Transportation Trails Element as part of Phase 6 of the Phase Plan, date stamped 06/20/11.
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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 Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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. Installed landscaping shall not impede visibility of any traffic control device.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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13. 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.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive, an additional 10 feet for an right turn lane, and grant a traffic cord easement necessary to maintain any traffic appurtenances at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. Grant a Multi-use Trail easement for all portions of the multi-use trail that are outside of the public right-of-way. In addition, dedicate all rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.
18. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving, on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Installation of streetlights may be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Traffic Engineering Section of the Department of

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Public Works regarding street lighting requirements prior to submittal of construction drawings.

Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). The required improvements may be constructed in phases in accordance with the submitted phasing plan within the “New Vista Community Master Development Plan and Development Standards” as amended and summarized below:

Phase I: Build one new residential home and onsite medical office.

- a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Boulevard except as noted in detail 2/A1a.
- b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
- c. Construct a non-standard multi-use trail on Rainbow Boulevard street frontage consisting of rough graded frontage for a depth of 25 feet, desert landscaping for a depth of 25 feet, and construct a 10 foot wide decomposed granite pathway per detail 2/A1a.

Phase II: Build four more residential homes.

- a. Construct non-standard multi-use trail on Grand Teton Drive as noted in detail 2/A1a

Phase III: Build two more residential homes.

- a. Construct Grand Teton Drive improvements per City of Las Vegas Standards except for sidewalk.
- b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton Drive access point.
- c. Construct the fire truck access gate on Rainbow Boulevard to restrict access.

Phase IV: Build the two remaining residential homes.

Phase V: Construct the education and employment center building

- a. Construct full off-sites on Rainbow Boulevard as per approvals obtained at that point in time.

Phase VI: Construction of the recreation center.

- a. Construct Multi-Use Trail on all street frontages as per City of Las Vegas Standards.

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Notwithstanding the above, pavement edge protection (i.e. curb and gutter) may be required to be constructed in advance of the phased schedule if so recommended in the approved Drainage Study.

19. Coordinate the construction of the median opening and any modification to the existing landscaping with Homeowner's Association of the property on the north side of Grand Teton who are responsible for the median landscaping maintenance per encroachment agreement L-ENCR #18787.
20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Middle Branch – Grand Teton Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
22. Site development to comply with all applicable conditions of approval for MOD-41437 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This proposal reduces the scale of the previously approved project by 18,175 square feet, breaks the one large building into ten smaller structures and moves the primary two-story community center building closer to the Grand Teton Drive frontage. The project now has a campus-like environment rather than a commercial environment as previously designed. The uses will remain the same as previously approved. To accomplish these objectives, a Site Development Plan Review and a Modification application are required. Since the proposed plan reduces the overall impact the project will have on this rural residential area, staff supports these applications.

The applicant has also applied to have Conditions of Approval Numbers 5, 7, and 9 of Rezoning (ZON-16580) removed. Since all of staff's concerns can be addressed with the Site Development Plan Review application, staff supports the request. For these reasons, staff recommends approval of all three applications.

ISSUES

- The previously approved New Vista Development Standards document must be modified in order to allow the revised site plan to be considered.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/21/01	The City Council approved Annexation (A-0004-01(A) for 17,759 acres generally located southwest of Rainbow Boulevard and Grand Teton Drive. The Planning Commission and staff recommended approval.
02/07/2007	The City Council approved General Plan Amendment (GPA-16578), Rezoning (ZON-16580) and Site Development Plan Review (SDR-16581) for an assisted living facility on 15.05 acres at 7875 North Rainbow Boulevard. The Planning Commission recommended approval and staff recommended denial for all three applications.
03/04/09	The City Council approved an Extension of Time (EOT-32991) for Site Development Plan (SDR-16581) for a proposed two-story, 56-unit assisted living apartment development with a 43,283 square-foot commercial amusement/recreation (indoor) facility, 3,024 square feet of medical office space, and 1,382 square feet of retail space on 15.05 acres at 7875 North Rainbow Boulevard. Staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
09/02/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
No pertinent building permits or business licenses are on file. Existing structures were present when the property was annexed into the City of Las Vegas.

Pre-Application Meeting	
12/06/10	Staff reviewed the proposal and determined that a Major Modification, Review of Conditions and a Site Development Plan Review (Major) application are required. Specifically discussed: • A phasing plan is required; • A revised Master Development Plan is required; • A Multi-use trail is required along both Grand Teton and Rainbow;

Neighborhood Meeting	
07/07/11	The applicant held a voluntary neighborhood meeting with the following in attendance: Nine members of the public, five members of the development team, one member of the Council Office, one member of Planning Concerns raised were: Height of the community center Location of the community center....request it be moved from Grand Teton to interior of site Roll up doors on the training facility are too commercial All construction traffic needs to use Grand Teton Finished grades of the pads might have a negative impact

Field Check	
03/03/2011	Staff visited the site and found several buildings along Rainbow Boulevard being used as an assisted living facility. The remaining property was undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	15.05
Net Acres	14.80

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<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
	Assisted Living Facility		
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
PD Planned Development District	X		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

DEVELOPMENT STANDARDS

Per City Council adopted New Vista Community Master Development Plan and Development Standards February 7, 2007 except as modified below.

Section	Approved Development Standards	Proposed 2011 Development Standards
3.6	Any change will be subject to a SDR review by City Council.	Any significant revision of the plans as initially approved shall be subject to a SDR review by City Council.

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4.1	Building height limits detailed. Community Building Setbacks will be a minimum: Grand Teton Drive: 140' Rainbow Boulevard: 70' Gilcrease Orchard: 90' Craft Studio Setbacks will be a minimum: Grand Teton Drive: 20' Rainbow Boulevard: 70' Gilcrease Orchard: 60'	Building heights removed from this section and placed in Section 5.3 Community Building Setbacks will be a minimum: Grand Teton Drive: 100' Rainbow Boulevard: 200' Gilcrease Orchard: 150' Education/Employment Center Setbacks will be a minimum: Grand Teton Drive: 20' Rainbow Boulevard: 600' Gilcrease Orchard: 70'
4.1		Medical & Assisted Living Buildings: Grand Teton Drive: 300' Rainbow Boulevard: 50' Gilcrease Orchard: 70' All buildings to maintain a 15' separation from each other.
4.4	343 Parking Spaces will be provided Access off Rainbow will be gated and limited to emergency vehicles, existing ranch houses and for special events.	Per CC approved ZON-16580, 100 parking spaces will be provided. Access will be off of Rainbow during Phases I & II. Phase III all access will be off of Grand Teton. Rainbow will be gated and only used as crash gate for emergencies.
4.5	Signs shall have backlit illumination only	Signs, if illuminated shall not have exposed neon.
4.8	ZON-16580 Condition 9: Construct all incomplete half street improvements on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of site.	1. Grand Teton Street frontage to be as per Exhibit 6.j "Multi-use Transportation Trail" 2. Rainbow Boulevard street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"
4.9	New Vista shall participate in any future SID as shall be required by the City of Las Vegas Public Works.	New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.

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4.10	Proposes a 400' phasing line and a drainage structure on the west side of the site be constructed.	The drainage structure on the west side of the site has been completed and New Vista is proposing to tie on and off-site drainage into this storm water system subject to CLV and CCRFCD approvals.
5.3	Maximum building height shall be 35 feet. Maximum building height for buildings along Rainbow shall be 29 feet.	Maximum building height shall be 42 feet. Maximum building height for buildings along Rainbow shall be 24 feet.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rainbow Boulevard	N/A	N/A	80	N/A
Grand Teton Drive	Parkway Arterial	Master Plan of Streets and Highways	120	Y

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Required per SDR-16581</i>	<i>Proposed</i>
Buffer Trees:		
• North	25 Trees	18 Trees
• South	0 Trees	0 Trees
• East	38 Trees	51 Trees
• West	54 Trees	74 Trees
TOTAL PERIMETER TREES	117 Trees	143 Trees
LANDSCAPE BUFFER WIDTHS		
Min. Zone Width		
• North	5 Feet	5 Feet
• South	0 Feet	0 Feet
• East	5 Feet	4 Feet
• West	0 Feet	8 Feet

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ANALYSIS

The applicant is requesting to modify a previously approved Master Development Plan Standards and Site Development Plan Review for the New Vista Assisted Care Campus at the southwest corner of Grand Teton Drive and Rainbow Boulevard. In order for these to be considered, Conditions of Approval Numbers 5, 7, and 9 from Site Development Plan Review (SDR-16580) must be removed. Since staff will have the opportunity to readdress these issues with the proposed Site Development Plan Review and Modification applications, staff supports the Review of Condition (ROC-40981) application request. The proposed modifications to the Development Standards document are outlined earlier in the report. Staff supports all the requested changes, as they will allow for a better project for the site.

The project will be reduced in scale by over 18,000 square feet. The approved large primary structure will be reduced in size by removing the residential component and replacing it with nine single-story structures, creating a campus environment. This design will allow the project to have a residential feel and look, thus blending better with the surrounding neighborhoods. The primary access to the project will remain off Grand Teton Drive.

One of the major changes proposed is building the project in six phases as opposed to all at once. These phases will start with the residential structures and end with the construction of the community center building. A medical building will also be constructed during Phase 1. The Education/Employment Center will be built in Phase 5 after all the residences have been constructed. No specific timeline has been provided for the overall development.

All of the proposed structures will be designed in the same Colorado Rockies style as previously approved. Each of the structures will also maintain a general residential character. Although the height of the proposed community center has increased, the overall impact will be less, since the scale of the building has been greatly reduced. The increased height will allow for a sloped roof line to keep the structure residential-like in appearance and to allow all the activities to take place as proposed. No new land uses are being proposed with these applications.

The new design will provide for enhanced landscaping in the form of 17 additional perimeter landscape trees. Each of the new buildings will have foundation landscaping and trees creating a lush desert environment for the residents and guests to enjoy. The landscape buffers have been increased overall from the previous approval. The north perimeter will have 5 - 15 foot wide landscape buffers and the east perimeter will have 4 - 24 foot wide buffers. The original design only had these perimeters with five foot landscape buffers. The western perimeter didn't have a specific landscape buffer width with the original plan. The proposed plan calls for a uniform eight-foot wide perimeter landscape buffer along the western perimeter adjacent to the recently completed flood control canal.

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Parking was identified as an issue during the original approval process, with 343 spaces proposed. City Council placed a condition on the original site plan to limit the number of parking spaces to 100 for the entire project. The new proposal adheres to this requirement, but also provides an undeveloped parking area on the south end of the project for future spaces should parking become constrained as each phase is completed.

The Multi Use Transportation Trail will be installed along Rainbow Boulevard during Phase I and along Grand Teton Drive during Phase II with decomposed granite. During Phase 6, the entire length of the Multi Use Transportation Trail fronting the project will be completed to the 2020 Master Plan Transportation Trail Element standards.

Overall, the project is an improvement over the previously approved site plan. All of the community's original concerns are now addressed, additional landscaping is being provided and the scale of the project has been reduced to better reflect the character of the area. For these reasons, staff recommends approval of all three applications.

FINDINGS (SDR-40980)

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 nine, one-story residential buildings on a campus-like setting is a compatible fit for the area. The two-story multi-purpose community center has been moved closer to the Grand Teton frontage with a new one-story educational/employment center anchoring the northwest portion of the parcel. A small medical building is located among the residential structures. The overall project has been reduced by 18,175 square feet and is compatible with 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 project is consistent with the New Vista Community Master Development Plan and Development Standards as modified.

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

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The site gains primary access from Grand Teton Drive, a 120-foot Parkway Arterial, after completion of Phase 6. This street will provide adequate access to and from the proposed development. A second point of ingress/egress is provided from Rainbow Boulevard up until Phase 5, after which this driveway will be for emergency access only.

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

Building materials will include stucco and stone. These materials are appropriate for the area and the City of Las Vegas. Landscape materials will include trees and shrubs that meet City of Las Vegas requirements.

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;

Building elevations show the one-story structures with a maximum height of 24 feet with the community center being 42 feet high. The architectural design is intended to be reminiscent of the “Colorado Rockies” area. The design of the project will be aesthetically pleasing for the area.

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

The proposed development would not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

NOTICES MAILED

1,241

APPROVALS

6

PROTESTS

9