



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19210 - APPLICANT: ROYAL CONSTRUCTION CO. -

OWNER: TOWNE VISTAS, LLC

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review (SDR-19211) and a Variance (VAR-19853) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
2. A Rezoning from the U (Undeveloped Town Center) zoning classification to the TC (Town Center) Zoning District is hereby granted.

Public Works

3. Prior to the issuance of any permits for this site, provide copies of recorded Joint Access Agreements or an amended Map for the Echelon Phase I that provides legal access to this site as determined by the City Engineer.
4. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning from the U (Undeveloped) Zone [TC (Town Center) General Plan designation] to the T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center)] special land use designation] on 4.62 acres approximately 350 feet east of the corner of Echelon Point Drive and North Campbell Road.

This application will be considered in conjunction with a Site Development Plan Review (SDR-19211) for a 115-unit condominium development composed of two five-story (four floors plus one level with lofts) buildings and a Variance (VAR-19853) from the residential adjacency setback standard. Staff recommends approval of the proposed Rezoning to Town Center Medium Density Residential- as it complies with the Centennial Hills Town Center Land Use Map Four.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/17/01	The City Council approved the Annexation [A-19-02(A)] of this property. The annexation became effective on January 31, 2001.
11/05/03	The City Council approved the request for a Rezoning (ZON-2970) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) and the related Site Development Plan Review (SDR-2971) for a proposed 39-lot single-family cluster development on 5.06 acres. The Planning Commission and staff recommended approval on 10/9/03.
06/8/04	The Planning Commission approved the request for a Tentative Map (TMP-3791) for a proposed 39-lot single-family residential development. Staff recommended approval.
10/20/04	The City Council approved a Site Development Plan Review (SDR-4992) for a proposed 94-lot single family residential development on 15.17 acres. The Planning Commission and staff recommended approval on 9/23/04.
11/4/04	The Planning Commission approved the request for a Tentative Map (TMP-5118) for a proposed 94-lot single family residential development on 15.17 acres. Staff recommended approval.
04/12/07	The Planning Commission recommended approval of companion items VAR-19853 and SDR-19211 concurrently with this application.
	The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #63/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no licenses or permits related to this request.	

<i>Pre-Application Meeting</i>	
11/15/06	A pre-application meeting was held to discuss the Town Center design standards and allowable uses as required for a 125-unit multi-family development. Staff had the applicant submit revised plans showing the appropriate density of 115 units for 4.62 acres.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.62 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M-TC (Medium Density Residential Town Center)	U (TC) -Undeveloped (Town Center) Zone
North	Undeveloped	ML-TC (Medium Low Density Residential Town Center)	T-C (Town Center) Zone
South	CC-215 Beltway Alignment	Right-of-Way	Right-of-Way
East	Undeveloped	UC-TC (Urban Center Mixed Use Town Center)	U (TC) -Undeveloped (Town Center) Zone
West	372 unit condominium development (under construction)	M-TC (Medium Density Residential Town Center)	U- (TC) Undeveloped (Town Center) Zone under Resolution of Intent to TC (Town Center)

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

*A Variance (VAR-19853) from the Title 19.08 Residential Adjacency Setback standards has been requested.

DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual, the following requirements apply:

Standard	Required/Allowed	Provided	Compliance
Min. Distance Between Buildings	10 feet	79 feet	Y
Max. Building Height	7 Stories	5 stories	Y
Trash Enclosure	Screened & enclosed	Screened & enclosed	Y
Mech. Equipment	Screened from view	Screened from view	Y

Pursuant to Title 19.08, the following Residential Adjacency Setback Standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	173 feet	55 feet	N
Trash Enclosure	50 feet	150 feet	Y

Existing Zoning	Permitted Density	Units Allowed
U	1 DU/AC	1
Proposed Zoning	Permitted Density	Units Allowed
T-C (M-TC)	25 DU/AC	115 units
General Plan	Permitted Density	Units Allowed
T-C	12.1-25 DU/AC	115 units

ANALYSIS

- Zoning/Land Use**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual designates the site as M-TC (Medium Density Residential - Town Center). No predetermined development standards, such as minimum lot size, etc., exist for the TC (Town Center) zoning district. As such, the proposed development standards of the subject property will be discussed in Site Development Plan Review (SDR-19211) along with the requested Variance (VAR-19853) from the residential adjacency setback standards.

- **Town Center**

The intent of this district is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC (Medium Density Residential - Town Center) district shall place an emphasis on maximizing usable common open space. The proposed development of the subject site meets the intent of the M-TC special land use designation.

- **Beltway Trail**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way. The City is the responsible agency for constructing this trail. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The proposed multifamily residential land use is in compliance with the Town Center Design Standards Manual which designates the site as M-TC (Medium Density Residential Town Center).

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed multifamily residential use of this property is in compliance with the Town Center Development Standards Manual. However, the design of the proposal will require an approved Variance (VAR-19853) from Title 19.08 to address the issue of residential adjacency as the design is not compatible with other surrounding Town Center designated land uses and zoning districts.

Staff recommends approval for the requested Variance due to the fact that the applicant has made efforts to follow the exceptional topographic conditions associated with a hillside that slopes northwards at decline greater than 2%. Additional consideration has also been given to the fact that proposed medium density residential use meets the intent of the Town Center Land Use Map Four and the Town Center Building Heights, Stepbacks, and Build to Line Standards Map Five.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The proposed TC (Town Center) zoning is appropriate for the community given the special land use designation of M-TC (Medium Density Residential Town Center). The rezoning will allow the development of a proposed multifamily residential complex that is in accordance with the Town Center Development Standards Manual.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Site access will occur from Echelon Point Drive via a cross-access agreement with the Echelon Phase I property to the west coming. Echelon Point Drive is designated by Map Four A of the Town Center Development Standards Manual as a Town Center (80 foot) Collector Street. From the provided plans site access appears to be restricted to only the cross-access from the western property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 187 by Planning Department

APPROVALS 0

PROTESTS 0