



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC

**** STAFF RECOMMENDATIONS ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-48855	Staff recommends APPROVAL.	N/A
VAC-48854	Staff recommends APPROVAL, subject to conditions:	MOD-48855
SDR-48852	Staff recommends DENIAL, subject to conditions:	MOD- 48855 VAC-48854

**** CONDITIONS ****

VAC-48854 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.

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4. Prior to recordation of the Order of Vacation, 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. The Drainage Study required by SDR-48852 may used to satisfy this condition.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

SDR-48852 CONDITIONS

Planning

1. Approval of Major Modification (MOD-48855) shall be required, if approved.
2. Approval of and conformance to the Conditions of Approval for Vacation (VAC-48854) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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4. All development shall be in conformance with the site plan and cross sections, date stamped 05/02/13 and conceptual landscape plan, model floor plans, and building elevations, date stamped 03/28/13 except as amended by conditions herein.
5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a Residential Collector with a six-foot wide sidewalk and four-foot wide amenity zone where a seven-foot sidewalk with a seven-foot, six-inch wide amenity zone is required.
6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a four-foot wide amenity zone and four-foot wide sidewalk where a six-foot, six-inch amenity zone and a five-foot wide sidewalk is required for all interior public streets.
7. 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. The standards for this development shall include a Minimum lot size of 2,940 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
11. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.
12. The setbacks for accessory structures within this development shall be a minimum of 6 feet from the main building, 3 feet on the side, 5 feet on the corner side, and 3 feet in the rear. The accessory structure shall not exceed 50% of the floor area of the principle dwelling. The aggregate total of the ground floor area of all accessory structures shall not cover more than 50% of the rear yard.
13. 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 as Final Map submittal. 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.

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14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. A Petition of Vacation, such as VAC-48854, shall record concurrent with the recordation of a Final Map for this site which coincides with the area requested to be vacated.
19. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Campbell Road, 80 feet for Echelon Point Drive, a 20-foot radius on the southeast corner of Campbell Road and Deer Springs Way and at the corner northeast corner of Campbell Road and Echelon Point Drive prior to the issuance of any permits. Grant Pedestrian Access Easements for all sidewalks adjacent to public streets that are not within the proposed rights-of-way.
20. Construct full-street improvements on Echelon Point Drive and construct half-street improvements, including appropriate transition paving (if legally able) on Deer Springs Way and Campbell Road adjacent to this site all concurrent with development of this site. All street improvements shall meet Town Center Standards. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
21. Internal Public Streets shall meet Town Center Development Standards, including standards for knuckle configuration and dimensions, except the amenity zone deviations as specifically amended herein.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Any Traffic Calming devices shall be approved prior to installation.

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23. Grant a Public Sewer Easement on common lots with Public Sewer. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easement. All sewer from this development must go to the SE corner of this site. Construction an access road over the existing public sewer from Durango Drive to the SE corner of this site, unless otherwise allowed by the City Engineer. All Public Sewer Easements must meet the access criteria of the "Design and Construction Standards for Wastewater Collection Systems" Section 1.5.
24. Grant a Private Sewer Easement to the property owner to the northwest of this site whose private sewer line exists in the proposed Common Lot between lots 107 & 108. This private sewer shall be connected to the Public Sewer line to be constructed in Street "A" of the submitted Site Plan. Provide an abandonment/removal plan for the unused portions of public and private sewer.
25. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.
26. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Campbell Road, and Echelon Point Drive public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
27. A Traffic Impact Analysis 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 recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be

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allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. 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 is a request for a Major Modification of the Town Center Land Use Plan from the M-TC (Medium Density Residential - Town Center) Special Land Use Designation to the ML-TC (Medium Low Residential - Town Center) Special Land Use Designation. The subject site consists of 26.4 acres located at the southeast corner of Deer Springs Way and Campbell Road.

Accompanying the requested Major Modification and Vacation is a proposed Site Development Plan Review for a 211-lot single-family development that is subdivided amongst three areas divided by Echelon Point Drive and Campbell Road. The applicant has provided a community pool as a component to the required open space with seven remaining spaces serving as open space. The applicant has requested a waiver to the Town Center Streetscape Guidelines to reduce the sidewalk and amenity zone widths for all of the interior streetscapes and along the Campbell Road. Also, the proposed site design does have a connectivity index of 1.18, less than the recommended connectivity index of 1.3.

Staff recommends approval of the requested Major Modification and accompanying Vacation, as the proposed changes are in line with the goals and objectives of the Town Center Development Manual. Staff recommends denial of the requested Site Development Plan Review, as the proposed design does not meet the Town Center Development Standards, as demonstrated by the requested waivers.

ISSUES

- The subject site was previously entitled for a multi-family residential development under the M-TC (Medium Density Residential– Town Center) land use designation.
- The applicant has requested a waiver to the Town Center Streetscape Guidelines. Staff recommends denial of the requested waivers.
- The proposed residential development does not provide the recommended minimum 1.3 connectivity index. The submitted site plan has a connectivity index of 1.18.

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.
04/21/04	The City Council approved a Review of Conditions (ROC-4119) of Condition number 3 of an approved Site Development Plan Review [Z-0069-02(1)], which established the front setback to garage doors. Staff recommended denial.
05/21/04	The City Council approved a Review of Conditions (ROC-2014) of condition number 3 of an approved Site Development Plan Review [Z-0069-02(1)] to allow a three-foot side setback where a five-foot side setback was approved in conjunction with a 142-lot single family subdivision on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
10/20/04	The City Council approved the Site Development Plan Review (SDR-4992) for a proposed 94-lot single family residential development on 15.17 acres at the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for Tentative Map (TMP-5118) for a 94-lot single family residential development on the subject property. Staff recommended approval.
06/29/06	A Final Map (FMP-10004) for “The Echelon” was recorded for 62 units utilizing a 4.8-acre portion of the 15-acre entitlement.
10/17/07	The City Council approved a Major Modification (MOD-22882) of the Town Center Land Use Map to change the land use designation from: ML-TC (Medium Low Residential - Town Center) to: M-TC (Medium Residential - Town Center) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road, on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
07/10/08	The Planning Commission approved a Tentative Map (TMP-28262) for a 372 unit condominium development. Staff recommended approval.
04/15/09	The City Council approved an Extension of Time (EOT-33650) of an approved Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. Staff recommended approval.

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<i>Most Recent Change of Ownership</i>	
02/20/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this proposal.	

<i>Pre-Application Meeting</i>	
03/13/13	A pre-application meeting was held with staff and the applicant's representative to discuss the submittal requirements for a proposed Major Modification to lower the required residential density for a proposed 211-lot single family subdivision. It was noted during the meeting that a Vacation of the existing drainage easements would be required prior to development and that the proposed streetscapes and street standards were not in conformance with the Town Center and City standards. It was also discussed, that per the Town Center Development Standards Manual, Private Streets are not a permissible use in the requested ML-TC (Medium Low Density Residential – Town Center) land use district. It was also discussed that the required connectivity ratio does not directly apply to the Town Center Special Area Plan; however, it is strongly encouraged to meet the minimum 1.3 connectivity ratio.

<i>Neighborhood Meeting</i>	
04/30/13	A neighborhood meeting was held at the Centennial Hills YMCA, 6601 North Buffalo Drive from 6:05 p.m. to 6:25 p.m. The applicant, a representative from the Department of Planning and a representative from the Ward 6 Council Office, and seven members of the public were in attendance. No issues or concerns were raised during the meeting.

<i>Field Check</i>	
04/09/13	Staff conducted a site visit and found that subject site has been graded in preparation for previous multi-family developments. The site is enclosed with a decorative wall with iron fencing. The site is currently maintained and did not exhibit issues with illegal dumping or trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	26.40

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	M-TC (Medium Density Residential – Town Center)] [Proposed: ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
North	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
South	Right-of-Way (215)	Right-of-Way (215)	Right-of-Way (215)
East	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
	Multi-Family Residential	M-TC (Medium Density Residential- Town Center)	

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Per the Town Center Development Standards Manual, the following Land Use Districts determine the allowable residential density:

<i>Existing Land Use</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
Medium Density Residential	12 – 25 dwelling units per acre	660 units
<i>Proposed Land Use</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
Medium Low Density Residential	5.6 – 8 dwelling units per acre	211

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards Manual, the following standards are established upon approval of the Site Development Plan Review:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	2,940 SF
Min. Setbacks – Primary Structure <ul style="list-style-type: none"> • Front of House • Front of Garage • Side • Corner • Rear 	14 Feet 22 Feet 5 Feet 10 Feet 7 Feet
Min. Setbacks – Accessory Structure <ul style="list-style-type: none"> • Side • Corner • Rear 	3 Feet 5 Feet 3 Feet
Min. Distance Between Buildings	6 Feet
Max. Lot Coverage	50 %
Max. Building Height	35 feet or 2 stories, whichever is less

<i>Open Space – Per Town Center Development Standards Manual</i>						
<i>Total Acreage</i>	<i>Density</i>	<i>Open Space Required</i>		<i>Provided</i>		<i>Compliance</i>
		<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
26.4	7.99 DU/AC	7%	1.85	9%	2.62 acres	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Deer Springs Way	Town Center Arterial (80')	Town Center Development Standards Manual	80'	Y
Campbell Road	Town Center Residential Collector (80')	Town Center Development Standards Manual	80'	N
Echelon Point Drive	Town Center Collector (80')	Town Center Development Standards Manual	80'	Y

19.04.040 Connectivity		
Transportation Network Element – Connectivity Value	# Links	# Nodes
Internal Street Intersection = 1.0 Link, 1.0 Node	13	13
Cul-de-sac Terminus = 1.0 Node	6	6
Pedestrian Path – Unrestricted = 0.5 Link	3.5	-
Total	22.5	19
	Recommended	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.18

Pursuant to Town Center Development Standards, the following streetscape standards apply:

Streetscape Standards	Required	Provided	Compliance
Town Center Arterial 80' (Deer Springs Way)	A five-foot wide sidewalk with a three-foot wide amenity zone and large canopy trees planted 30 feet on center. No on street parking lane is provided.	A five-foot wide sidewalk with a three-foot wide amenity zone and large canopy trees planted 30 feet on center, with no on street parking lane.	Y
Town Center Residential Collector 80' (Campbell Road)	A seven-foot wide sidewalk with a seven-foot, six-inch wide amenity zone and large canopy trees planted 30 feet on center. A seven-foot wide parking lane is provided for on street parallel parking.	A six-foot wide sidewalk with a four-foot wide amenity zone with large canopy trees planted 30 feet on center. No parking lane is shown for on street parallel parking.	N
Town Center Collector 80' (Echelon Point Drive)	A seven-foot wide sidewalk with a five-foot wide amenity zone and large canopy trees planted 30 feet on center. An eight-foot wide parking lane is provided for on street parallel parking.	A seven-foot wide sidewalk with a five-foot wide amenity zone and large canopy trees planted 30 feet on center. No parking lane is shown for on street parallel parking.	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family, Detached	211 units	2 spaces per unit					
TOTAL SPACES REQUIRED			422		422		
Regular and Handicap Spaces Required			422	-	422	-	Y

Waivers		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A seven-foot sidewalk with a seven-foot, six-inch wide amenity zone for a Residential Collector.	To allow a six-foot wide sidewalk and four-foot wide amenity zone.	Denial
A six-foot, six-inch amenity zone and a five-foot wide sidewalk is required for all interior public streets.	To allow a four-foot wide amenity zone and four-foot wide sidewalk	Denial

ANALYSIS

The subject property has a General Plan designation of TC (Town Center) and zoning category of and T-C (Town Center), identifying this proposal within the Town Center Special Purpose and Overlay District. As such, the proposed development is subject to the Town Center Development Standards Manual. The subject site is currently designated M-TC (Medium Density Residential - Town Center), which accommodates multi-family development designs at a gross density ranging from 12 to 25 dwelling units per acre.

The applicant is requesting a Major Modification (MOD-48855) to change the Town Center Special land use designation for the subject site from the M-TC (Medium Residential – Town Center) to ML-TC (Medium-Low Residential – Town Center), which will result in a net decrease in residential density to 7.99 units per acre. Accompanying the requested change in land use is a petition to Vacate (VAC-488) the public drainage easements remaining throughout the site from prior development approvals and a proposed site development plan review for a 211-lot residential subdivision.

The 26-acre “L”-shaped site is located at the southeast corner of Deer Springs Way and Campbell Road, continuing down Campbell Road to Echelon Point Drive. The site plan shows a bifurcated layout with poor connectivity and distribution of open space.

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The community pool, located at the southeast corner of Campbell Road and Echelon Point Drive, is not easily accessed from the residents located at the northeast or southwest corners of the site. There are no amenities provided within the eight smaller community lots that serve as open space, with majority of the common lots serving as sewer easements.

The proposed streets and streetscapes do not comply with the standards found in Figures 22, 30, and 33 of the Town Center Development Standards Manual. The applicant has requested waivers for reduced sidewalk widths and amenity zones streetscape treatments required along Campbell Road, a Town Center Residential Collector.

The nine percent open space provided for this project exceeds the requirements of the Town Center Development Standards and Title 19.10.060. The landscaping is generally in conformance with the Town Center Development Standards. There are no specified standards applicable to the proposed ML-TC (Medium Low Density Residential – Town Center) designation for a single-family development. The proposed setbacks, building heights, building separation distances, and residential adjacency setbacks are similar to the R-CL (Single Family Compact-Lot) zoning district standards as outlined in Title 19.06.080.

The model floor plans depict single-family residential buildings ranging in size from approximately 1,735 square feet to 1,935 square feet of interior living space with optional rear yard patios and balconies front yard courtyard entrances. There are three and four bedroom units, each with a kitchen; dining and living room areas provided. The site plan provides setbacks for an optional accessory unit, but no plans are provided showing the optional units. The two-story models have been design with offset patios to diminish the bulk and massing of the buildings in relation to neighboring single-family units. The material finish is typical of the single-family houses in the immediate area and match throughout the neighborhood. Each residential unit is provided with a driveway and garage to accommodate unimpeded onsite parking for two vehicles.

The proposed single-family residential development is compatible in use with the surrounding land uses; however, when considering the requested waivers to the Town Center Streetscape Standards and the low connectivity, staff recommends denial of this site development plan review request based upon the design.

The School District notes that Centennial High School is over-capacity for the 2012-2013 school years and there are no schools planned in the area.

FINDINGS (MOD-48855)

In order to approve the Major Modification application, pursuant to Town Center Development Standards Manual (A)(3)(B) and Title 19.16.090, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Major Modification is in conformance with the TC (Town Center) designation under the Centennial Hills Sector Plan of the General Plan. The subject site had previously maintained the proposed ML-TC (Medium Low – Town Center) Special land use. The change in growth and development patterns would now support single family residential development more than the previous M-TC (Medium Density – Town Center) land use district that is typified with larger multi-family residential buildings. Staff recommends approval of the requested land use modification, as the surrounding land use is predominately in the ML-TC (Medium Low – Town Center) land use district.

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 Major Modification is compatible with the single family residential developments to the north and west, with limited access to the multi-family development to the southwest. The proposed special land use designated district is intended to provide a single family, compact-lots and zero-lot lines, manufactured home parks and residential planned developments. The requested Major Modification is accompanied with requested Site Development Plan Review for a proposed 211-lot residential planned development with a residential intensity less than the maximum allowed by the proposed special land use designation.

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

A shift in the growth and development factors has pointed towards the need to return to the original ML-TC (Medium Low Residential – Town Center) district. The existing M-TC (Medium Density Residential) land use district and the partially developed multi-family development (62 out of the 372 approved units were constructed) no longer meet the needs for the immediate area; the ML-TC (Medium Residential – Town Center) district is appropriate in this area predominated by detached single-family homes.

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.

The subject site is accessed primarily from Echelon Point Drive, via Campbell Road, which are adequate to support the proposed development. The proposed interior public streets of the residential development conform to the 47-foot wide (Narrow Lot) street design listed in 19.04, but do not conform to the Public Residential Street standards depicted in Figure 21 of the Town Center Development Standards Manual.

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FINDINGS (VAC-48854)

This Vacation application proposes to vacate all of the public sewer and drainage easements generally located at the southwest corner of Echelon Point Drive and Campbell Road. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission.

FINDINGS (SDR-48852)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 211-lot single-family development will be consistent with the existing and proposed land uses around the site; however, the proposed layout of the site plans and the accompanying waivers to the Town Center Streetscape Requirements does not create a compatible design with the single family neighborhoods to the north and west and the more intense land uses to the east and the south.

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 proposed site plan does not conform to the Town Center Development Standards Manual for the site. The applicant has requested waivers to the required streetscape design standards and has submitted a design that does not provide a suitable amount of necessary pedestrian access or the necessary knuckle-design at the curves.

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

Access to the site is primarily from Echelon Point Drive, an 80-foot Town Center Residential Collector). The development should not have an adverse impact on the vehicular capacity of the street networks. Also, the proposed 1.18 connectivity index is considerably below the minimum 1.3 connectivity index.

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

The proposed building and landscape materials are appropriate for this area, and in context. The material finishes for the two-story single-family units are similar in scale, appearance and design with the mix of nearby medium-low and medium density residential uses.

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 model home designs are harmonious with other similar development in close proximity to this development, but the site design is not in conformance with the Town Center Development Standards Manual. The applicant has requested waivers to the required streetscape design standards.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

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