



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-53701	Staff recommends APPROVAL, subject to conditions:	
VAR-53502	Staff recommends APPROVAL, subject to conditions:	MOD-53502
SDR-53503	Staff recommends APPROVAL, subject to conditions:	MOD-53502 VAR-53502

**** CONDITIONS ****

MOD-53701 CONDITIONS

Planning

1. The applicant shall supply Department of Planning staff with a final copy of the amended Queensridge Towers Development Standards as approved.

VAR-53502 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-53701) to the Queensridge Development Standards and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-53503) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-4205).

Conditions Page Two
May 13, 2014 - Planning Commission Meeting

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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-53503 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-53701) of the Queensridge Development Standards and approval of and conformance to the conditions of approval for Variance (VAR-53502) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-4206), except as amended herein.
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.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/27/14 and building elevations, date stamped 03/27/14 and 04/24/14, except as amended by conditions herein.
5. The site plan shall be revised prior to submittal of an application for a building permit to demonstrate conformance to Title 19.08.110 handicapped parking design standards.
6. 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.

Conditions Page Three

May 13, 2014 - Planning Commission Meeting

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary for this site. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Provide four additional minimum 24-inch box shade trees at the ends of parking rows.
 - b. Replace palm trees at the end of parking rows with minimum 24-inch box shade trees.
 - c. Provide six landscape islands within the parking field. Each island shall contain at least one 24-inch box shade tree and four, five-gallon shrubs per tree.
10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. The applicant shall file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;

- b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

Conditions Page Four

May 13, 2014 - Planning Commission Meeting

- c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
- 12. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
 - 13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

- 14. Provide paved drivable access to all manholes located in Public Sewer Easements per Recorded Document 20051018:02961 and 950928:00850. No trees or landscaping over three feet tall are allowed within said public sewer easements.
- 15. Prior to the submittal of construction drawings, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to public sewer. The existing eight-inch public sewer on the south edge of the property has limited capacity.
- 16. Prior to the issuance of any building permits, provide proof a recorded Joint Access Agreement between this site and the site to the east where a shared driveway is proposed.
- 17. 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.
- 18. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be 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

MOD-53701, VAR-53502 & SDR-53503 [PRJ-51869]

approval imposed by the Planning Commission or the City Council on the development of this site.

Conditions Page Five

May 13, 2014 - Planning Commission Meeting

19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
20. Site Development to comply with all applicable conditions of approval for SDR-4206, TMP -5879 and all other applicable site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to complete the buildout of a residential condominium and office development near the southwest corner of Alta Drive and Rampart Boulevard. Phase 1 is complete and includes two 18-story towers containing 219 units. Originally, Phase 2 was to include 166 units within one 18-story and one 14-story tower, and a single-story, 17,400 square-foot office building. Instead, this amendment proposes the construction of one 22-story tower with 166 units and an adjustment to the location of the proposed office building. The western edge of the tower has been stepped down and angled to mitigate the visual impact to adjacent residential properties. The approved Queensridge Towers Development Standards must be amended to allow for the additional height of the proposed buildings, increased parking demand and reduction of the required building setback for the residential tower. The changes proposed by this amendment would reduce the intensity of the development and its impacts to neighboring residential properties; therefore, staff is recommending approval with conditions.

ISSUES

- The applicant is requesting to revise the Queensridge Towers Development Standards approved 07/07/04. Per Title 19.10.040(G), this must be done through a major modification. Although a building was removed as part of this proposal, the replacement building will be taller and have the same number of units as the original plan, and parking requirements would be increased.
- A Variance is required to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback from the property line of protected properties to the west of the overall site. Staff supports the request, as the proposal is less intense than the previous approval and the building would be stepped and angled to minimize visual impacts to adjacent single-family residences.
- A Master Sign Plan for the overall project is required per Condition #7 of SDR-4206. To date, a Master Sign Plan has not been submitted, nor have the Queensridge Development Standards been updated to reflect this requirement. The applicant is proposing to amend the development standards to indicate that all onsite signage shall be as approved through a future master sign plan.
- The Queensridge Towers Development Standards require conformance to Title 19 landscape requirements. The landscape plan must be revised to include several parking lot trees and islands to meet these standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/13/97	The City Council approved a request for Rezoning (Z-0078-97) from U (Undeveloped) [M (Medium Density Residential) General Plan designation] under Resolution of Intent to R-3 (Medium Density Residential) to PD (Planned Development) on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard for the purposes of development of three 12-story condominium towers with ancillary office and retail uses. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [GTC (General Tourist Commercial) General Plan designation] under Resolution of Intent to PD (Planned Development) to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. A new Master Development Plan and Development Standards for this site were approved as part of this request. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Variance (VAR-4207) to allow a building setback of 239 feet where residential adjacency standards require a minimum of 570 feet in conjunction with a proposed residential condominium complex on 20.1 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex consisting of two 18-story towers, one 16-story tower and one 14-story tower with ancillary uses, clubhouse and a 17,400 square-foot, single-story office building on 20.1 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
02/10/05	The Planning Commission approved a Tentative Map (TMP-5879) for a 219-unit condominium and clubhouse subdivision on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. Staff recommended approval.
08/11/05	Department of Planning staff approved a Minor Amendment of the approved Site Development Plan Review (SDR-4206) to shift the location of all buildings on the site, to realign Clubhouse Drive and the parking configuration, to move the condo club to the podium between Towers 1 and 2, and to add seven non-rental casitas and three rental casitas.
09/15/05	A Boundary Line Adjustment (BLA-5979) to transfer 5.14 acres of land area from the Badlands Golf Course to the subject site was recorded.

Staff Report Page Three

May 13, 2014 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/09/07	A Final Map (FMP-10087) for a 219-unit residential condominium subdivision on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard, was recorded.
08/17/07	An amended Final Map (FMP-22220) for a 219-unit residential condominium subdivision on 8.95 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard, was recorded.

<i>Most Recent Change of Ownership</i>	
01/16/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/15/95	A building permit (#95388719) was issued for a 16,262 square-foot club house at 9119 Alta Drive. A final inspection was completed 10/25/96.
09/12/05	A building permit (#05006313) was issued for two 18-story residential condominium tower shells (including parking garage) at 9101 and 9103 Alta Drive. A final inspection was completed 11/13/08.
02/06/06	A building permit (#06000882) was issued for a tenant improvement buildout of the east condominium tower at 9101 Alta Drive. A final inspection was completed 11/13/08.
	A building permit (#06000883) was issued for a tenant improvement buildout of the west condominium tower at 9103 Alta Drive. A final inspection was completed 11/13/08.

<i>Pre-Application Meeting</i>	
11/05/13	Submittal requirements for a residential adjacency Variance and a Site Development Plan Review for Phase 2 of the project were discussed. Development standards for the overall site are addressed in the Master Development Plan and Design Standards document. There was concern that the office building would require a lot of its own separate from the residential condominium units and common areas, and staff suggested contacting the City Surveyor to address any issues.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Staff Report Page Four

May 13, 2014 - Planning Commission Meeting

Field Check	
04/03/14	The eastern portion of the site contains two completed 18-story multi-family towers along Alta Drive. The Badlands Golf Course club house is also completed and situated in the southwest corner of the site. The remainder of the site is mostly undeveloped with portions of pavement laid for striped temporary parking.

Details of Application Request	
Site Area	
Net Acres MOD-53701	20.10
Net Acres VAR-53502 SDR-53503	7.87 (of a 10.53-acre parcel)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Multi-Family Residential (Temporary Parking Lot)	GTC (General Tourist Commercial)	PD (Planned Development)
North	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Multi-Family Residential (Condominiums)	GTC (General Tourist Commercial)	PD (Planned Development)
West	Multi-Family Residential (ancillary Clubhouse)	GTC (General Tourist Commercial)	PD (Planned Development)

Master Plan Areas	Compliance
Queensridge Towers Master Development Plan	Y
Special Purpose and Overlay Districts	Compliance
PD (Planned Development) District	Y

Staff Report Page Five
May 13, 2014 - Planning Commission Meeting

<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

DEVELOPMENT STANDARDS

Pursuant to the approved Site Development Plan Review (SDR-4206) and the Queensridge Towers Development Standards (as proposed to be amended), the following standards apply:

<i>Standard/Plan Item</i>	<i>Approved SDR-4206</i>	<i>Proposed</i>	<i>Change</i>
Number of Residential Units	385	385	none
Number of Casita Units	15	20	33%
Number of Residential Condominium Towers	4	3	-25%
Office Gross Floor Area	17,400 SF	17,400 SF	none
Min. Setbacks			
• Front	20 Feet	20 Feet	none
• Side (interior)	0 Feet	10 Feet	N/A
• Side (exterior)	35 Feet	15 Feet	-14%
• Rear	36 Feet	36 Feet	none
Max. Building Height - Towers	18 stories/202 feet (14 stories for westernmost tower)	22 stories/310 feet (14-story tower eliminated)	+53%
Max. Building Height – Office Building	1 story/28 feet	1 story/25 feet, plus finial for 33-foot overall height	+18%
Access	direct from Alta Dr., indirect via Clubhouse Drive (driveway)	direct from Alta Dr (existing), office only via Clubhouse Drive	requires update to TIA
Parking Required	978 spaces	980 spaces	+0.20%
Parking Provided	1,048 spaces	1,438 spaces	+37%

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Change</i>	<i>Compliance</i>
3:1 proximity slope	810 Feet	582 Feet	-31%	N
Adjacent development matching setback	8 Feet	582 Feet	143%	Y

Staff Report Page Six
May 13, 2014 - Planning Commission Meeting

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Change</i>	<i>Compliance</i>
Trash enclosures	50 feet from R-PD lots to the west	N/A (interior to the building)	N/A	N/A

<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>
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to the Queensridge Towers Development Standards (as proposed to be amended), the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
2 BR units	42	1.75 spaces per unit	74				
3+ BR units	343	2.00 spaces per unit	686				
Guest spaces	385	1 space per 5 units	77				
Commercial Recreation/Amusement, Outdoor (existing clubhouse)	14,600 SF	1 space per 200 SF	73				
Office, Other Than Listed	17,400 SF	1 space per 250 SF	70				
TOTAL SPACES REQUIRED			980		1,438		Y
Regular and Handicap Spaces Required			975	5	1,420	18	Y

Staff Report Page Seven

May 13, 2014 - Planning Commission Meeting

ANALYSIS

Although the same number of residential units is proposed, by removing the approved 14-story westernmost tower and replacing it and the approved 18-story tower with a taller 22-story tower further east of the original locations, the project becomes less intense than previously approved. The residential adjacency Variance decreased from 58 percent of the 3:1 slope requirement to 28 percent. The proposed building would be angled in such a way that the western edge would be almost 600 feet away from residential properties and is stepped along the west side to be 40 feet lower than at the tallest point.

As a planned development, Title 19 required the developer of the One Queensridge Place project to submit a master development plan and a set of development standards for City Council approval. To this end, the Queensridge Towers Development Standards were approved 07/07/04. The following amendments are now proposed to the standards, noting that a private clubhouse for residents was not constructed:

- *3.3 Permitted uses:* removed “Condominium Club House” from the list of uses, as this club house will not be constructed, leaving only the existing Badlands Golf Course clubhouse.
- *4.2 Building setback exceptions:* the worst case residential adjacency scenario is now 67 feet above the 3:1 proximity slope as opposed to 78 feet, which is less intense; the proposed 22-story tower meets the 1:1 slope ratio along collector streets, which is no longer a Title 19 requirement.
- *4.4 Parking:* the guest parking ratio was decreased from 1:6 units to 1:5 units to increase the parking requirement. The parking analysis was corrected to reflect more three bedroom units and fewer two bedroom units. The condominium clubhouse parking requirement was deleted, as it will not be constructed as originally planned. The office building parking ratio had been 1/300 square feet for total of 66 spaces; it is now proposed to be 1/250 square feet for a total of 70 spaces. The overall increase in the parking requirement is marginal (less than one percent); meanwhile, the amount of parking provided will increase 37 percent from 1,048 to 1,438 spaces.
- *4.5 Signage:* A requirement for a Master Sign Plan, which has not yet been approved, was added to comply with Condition #7 of SDR-4206.

- *5.3 Building Height:* The standards were adjusted to account for the overall height of the proposed 22-story tower, which amounts to an increase of 53% over the previous maximum. The office building overall height was increased from 28 feet to 33 feet; however, the height of the building as defined by Title 19 (average height between the base and peak of the sloped roof) is approximately 25 feet, which does not represent a true height increase from the previous standard.

Staff Report Page Eight

May 13, 2014 - Planning Commission Meeting

The site plan indicates an orderly design. The buildings are situated at the edges, allowing parking areas to be tucked into the interior along with ample open spaces. The handicapped parking spaces shown on the plan are not in conformance with City of Las Vegas dimensional requirements; a condition of approval addresses this deficiency.

Access to the site would remain from Alta Drive; however, only the proposed office building would have indirect access from Alta Drive through Clubhouse Drive, a private driveway. A fence between the office and condominium tower is proposed that would effectively block the original connection between the two. As a result of this change, an update to the existing traffic impact analysis will be required as a condition of approval.

The Phase 2 portion of the site will be well landscaped and designed to be compatible with Phase 1 improvements. The Alta Drive perimeter, as well as the southern edge adjacent to the golf course, will feature a variety of deciduous species such as Southern Live Oak, Ash, Bay Laurel and others in a ratio of 60 percent 24-inch box, 20 percent 36-inch box and 20 percent 48-inch box or larger. Due to the configuration of the surface parking lot, four trees are missing from ends of rows while six landscape islands and trees are omitted within the parking field. Although the number of trees provided at the edge of the parking lots is more than adequate to provide shading and cooling, the required trees must be provided on a revised landscape plan, as the Queensridge Towers Development Standards require that site landscaping meet Title 19 landscape requirements. Making these changes would not have a significant impact on parking resources nor the location of buildings or access aisles.

The first two buildings of the project have been completed and mapped as a condominium subdivision. Additional mapping will now be required to either remap the entire site to add the proposed units or to create a separate map for the Phase 2 condominium units and common areas only. A condition of approval will require the applicant to meet with the City Surveyor to determine a mutually agreeable option.

Comments received from the Clark County Department of Aviation included the following:

“Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.”

MOD-53701, VAR-53502 & SDR-53503 [PRJ-51869]

The proposed development is greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. A condition of approval has been added to address this issue.

Staff Report Page Nine

May 13, 2014 - Planning Commission Meeting

Comments were received from the Clark County School District regarding the impact of Phase 2 development on the capacity of existing public schools in the area. Using CCSD's formulas, 41 students could potentially be added to area schools. The nearest elementary and middle schools (Bonner and Rogich) are well over capacity for 2013-14 with no new schools planned for the area.

FINDINGS (VAR-53502)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The new configuration of buildings in Phase 2 results in the elimination of one of the towers and a greater separation of the new building from existing single family residences to the west. The proposed tower, though taller than previously approved, is stepped down on the west façade and is angled to minimize impacts to the single family properties. Overall, the project is less intense than previously approved, and to impose strict adherence to Title 19 would ignore the facts supporting this. Therefore, a variance is warranted per Title 19.16 and staff recommends approval.

FINDINGS (SDR-53503)

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;

Phase 2 condominium and office development is proposed to connect to and fit seamlessly with the completed first phase so that it appears to be a single development. Consideration was taken to minimize impacts to adjacent residential properties.

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;

Staff supports the required variance to allow a portion of the proposed condominium tower to exceed the 3:1 residential adjacency proximity slope. Parking lot landscaping is deficient on the inner parking areas; this will be addressed as a condition of approval.

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

External access remains unchanged; however, the connection between the office and condominium parking areas would be severed, which will require an update to the existing traffic impact analysis.

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

The proposed residential tower and office will use the same high quality materials included in Phase 1. Landscape materials range from a wide palette of species and are suited for the desert climate. Palm trees at the ends of parking rows will be required to be replaced by shade trees as required by Title 19.

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 tower's architectural theme will match that of the existing residential condominiums, with stucco exteriors, stone veneers, metal railings and metal roofs. The height, roofline and bulk of the building is varied for visual interest.

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

Development will be subject to permitting and inspection, thereby safeguarding the public health, safety and general welfare.

Staff Report Page Eleven

May 13, 2014 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 372

APPROVALS 2 [MOD-53701]
1 [VAR-53502 and SDR-53503]

PROTESTS 4 [MOD-53701]
5 [VAR-53502 and SDR-53503]