



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 21, 2015
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
VISTA VERDE HOLDINGS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-56661	Staff recommends APPROVAL.	
WVR-56662	Staff recommends APPROVAL, subject to conditions:	MOD-56661
SDR-56663	Staff recommends APPROVAL, subject to conditions:	MOD-56661 WVR-56662
TMP-56664	Staff recommends APPROVAL, subject to conditions:	MOD-56661 WVR-56662 SDR-56663

**** CONDITIONS ****

WVR-56662 CONDITIONS

Planning

1. The existing Waiver (WVR-12115) for this site shall be expunged upon final approval.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-56661) and Site Development Plan Review (SDR-56663) 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.
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.

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

Public Works

7. Vehicular movements at the entry street on Deer Springs Way may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Deer Springs Way.

SDR-56663 CONDITIONS

Planning

1. The existing Site Development Plan Review (SDR-12111) for development on this site shall be expunged upon final approval.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-56661) and Waiver (WVR-56662) 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 11/12/14, and building elevations and floor plans date stamped 10/23/14, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The standards for this development shall include a minimum lot size of 4,680 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

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8. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear. Accessory structures shall be set back a minimum of 3 feet to the side and rear property lines and 10 feet from the corner side property line.
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 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. The technical landscape plan shall include the following changes from the conceptual landscape plan. For single-family residential development only.
10. No turf shall be permitted in the nonrecreational common areas, such as medians and amenity zones, in this development.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate 47 feet of right-of-way for the interior street (Pleasant Flower Street) and the appropriate corner radii at the intersections with Deer Springs Way and Echelon Point Drive.
14. Construct all incomplete half-street improvements on Deer Springs Way, Tee Pee Lane and Echelon Point Drive per Town Center Development Standards adjacent to this site concurrent with development of this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Grant Pedestrian Access Easements for all sidewalk not located within the public rights-of-way.
16. All private improvements and landscaping 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.

17. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Tee Pee Lane 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).
18. 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.

TMP-56664 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a Major Modification (MOD-56661) of the Town Center Land Use Plan.
3. All development shall conform to the Conditions of Approval for Waiver (WVR-56662), Site Development Plan Review (SDR-56663), and the Town Center Development Standards Manual.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.

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6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Site development to comply with all applicable conditions of approval for SDR-56663 and all other applicable site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to build 28 new homes on a single infill parcel of land at the corners of Deer Springs Way and Tee Pee Lane and Echelon Point Drive and Tee Pee Lane. The site is located within the Town Center Land Use Plan area and is designated L-TC (up to 5.5 dwelling units per gross acre). Since developments of this density are not permitted in the existing L-TC designation, a Major Modification of the Town Center Land Use Plan will be necessary to change this designation to ML-TC, which allows up to 8.0 dwelling units per acre. Three different floor plans are proposed, each containing two stories and front-loading two-car garages. The development pattern on this block supports higher densities, making the current modification request appropriate. Due to the width of the development parcel, a Waiver of intersection offset distance is requested, which staff also supports. As the development will otherwise conform to the Town Center Development Standards Manual and Title 19, staff recommends approval of the associated Site Development Plan Review and Tentative Map requests, with conditions.

ISSUES

- A Waiver has been requested to allow two 191-foot offsets between the entrance to the development and the intersections of Deer Springs Way and Tee Pee Lane and Echelon Point Drive and Tee Pee Lane, where 220 feet is required. Staff supports the Waiver.
- Perimeter landscaping and Town Center streetscape is partially out of conformance with Town Center and Title 19 standards. The landscape plan must comply with these standards as a condition of approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/06	The City Council approved a request for Rezoning (ZON-12108) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) on 5.06 acres at the southeast corner of Deer Springs Way and Tee Pee Lane. The Planning Commission and staff recommended approval.
	The City Council approved a Waiver (WVR-12115) to allow intersection offsets of 200 feet where 220 is required on 5.06 acres at the southeast corner of Deer Springs Way and Tee Pee Lane. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/06	The City Council approved a Site Development Plan Review (SDR-12111) for a proposed 24-lot single family residential development and a waiver of Town Center Streetscape Design standards on 5.06 acres at the southeast corner of Deer Springs Way and Tee Pee Lane. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Vacation (VAC-12117) of U.S. Government Patent Easements generally located at the southeast corner of Deer Springs Way and Tee Pee Lane. The Order of Relinquishment of Interest was recorded 01/25/07.
07/19/06	The City Council approved a Review of Condition (ROC-14279) to amend Condition #9 of an approved Site Development Plan Review (SDR-12111) to allow an 18-foot setback to the front of the garage as measured from back of sidewalk where a 22-foot setback to the front of the garage as measured from the back of the pedestrian access easement was approved on 5.06 acres at the southeast corner of Deer Springs Way and Tee Pee Lane. Staff recommended approval.
07/27/06	The Planning Commission approved a Tentative Map (TMP-14330) for a 24-lot single family residential subdivision on 5.06 acres at the southeast corner of Deer Springs Way and Tee Pee Lane. The Planning Commission and staff recommended approval.
09/14/07	A Final Map (FMP-17738) for a 24-lot single family residential subdivision on 4.18 acres at the southeast corner of Deer Springs Way and Tee Pee Lane was recorded.
03/03/10	The City Council approved a Petition to Vacate (VAC-36934) Robinson Canyon Court and related City of Las Vegas sewer and drainage easements, located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane. An Order of Vacation was recorded 05/24/11.
05/24/11	A Reversionary Final Map (FMP-36937) to revert 24 single-family residential lots on 3.37 acres at the southeast corner of Deer Springs Way and Tee Pee Lane to acreage was recorded.
12/09/14	The Planning Commission unanimously voted to recommend APPROVAL of requests for a Major Modification of the Town Center Land Use Plan (MOD-56661) to Amend the Special Land Use Designation FROM: L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER), Waiver of Title 19.02.140 (WVR-56662) TO ALLOW TWO EXTERNAL INTERSECTION OFFSETS OF 191 FEET WHERE 220 FEET IS REQUIRED, Site Development Plan Review (SDR-56663) FOR A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT and a Tentative Map (TMP-5664) FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane.

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<i>Most Recent Change of Ownership</i>	
03/17/10	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 the requests on this site.

<i>Pre-Application Meeting</i>	
10/15/14	Staff and the applicant discussed submittal requirements for entitlements to construct a single family residential development on the subject site. The modification request will require a neighborhood meeting. The tentative map could be heard concurrently with a signed waiver of the normal time limits on tentative maps.

<i>Neighborhood Meeting</i>	
11/17/14	A neighborhood meeting was held at the Centennial Hills Community Center YMCA, 6601 North Buffalo Drive, Las Vegas, NV 89131.

<i>Field Check</i>	
10/30/14	The site is undeveloped, but contains weeds and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.91

<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	L-TC (Low Density Residential – Town Center)	T-C (Town Center)
North	Single Family, Detached	L-TC (Low Density Residential – Town Center)	T-C (Town Center)
South	Public School, Primary	PF (Public Facilities) PF-TC (Public Facilities – Town Center)	C-V (Civic)
East	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
West	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Town Center Collector, Town Center Arterial)	Y
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 Town Center Development Standards Manual and the submitted site development plans, the following standards apply:

<i>Standard</i>	<i>Proposed</i>
Min. Lot Size	4,680 SF
Min. Lot Width	39 Feet
Min. Setbacks – House	
• Front	14 Feet
• Front of Garage	18 Feet
• Side	10 Feet
• Corner Side	10 Feet
• Rear	10 Feet
• Rear – Patio Cover	5 Feet
Min. Setbacks – Accessory Structures	
• Side	3 Feet
• Corner Side	10 Feet
• Rear	3 Feet
Max. Lot Coverage	N/A
Max. Building Height	2 Stories/35 Feet
Max. Building Height - Accessory	2 Stories/35 Feet

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Max. Units Allowed</i>
T-C (Town Center) [L-TC (Low Density Residential – Town Center)]	Up to 5.5 du/ac	21
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Max. Units Allowed</i>
T-C (Town Center) [ML-TC (Low Density Residential – Town Center)]	5.6 – 8.0 du/ac	31

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Pursuant to the Town Center Development Standards Manual, which refers back to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	5 Trees	N
• South	1 Tree / 30 Linear Feet	6 Trees	4 Trees	N
• East	N/A	N/A	0 Trees	N/A
• West	1 Tree / 30 Linear Feet	17 Trees	14 Trees	N
TOTAL PERIMETER TREES		29 Trees	23 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	N/A		0 Feet	N/A
• West	6 Feet		6 Feet	Y
Screen Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet on all PLs	Y
Retaining Wall Height	Slope >2% max. 6 Feet without step		6 Feet max on east PL	Y

Open Space – Town Center (ML-TC)						
Total Acreage	Density	Provided		Provided		Compliance
		Percent	Area	Percent	Area	
3.91 ac	7.2 du/ac	7%	11,922 SF	7%	12,000 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
	Major Collector	Master Plan of Streets and Highways Map		
Tee Pee Lane	Town Center Residential Collector	Town Center Development Standards Manual	80	Y
Echelon Point Drive	Town Center Collector	Town Center Development Standards Manual	40	Y

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19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	1	
Intersection – Internal		0
Cul-de-sac Terminus		0
Intersection – External Street or Stub Terminus		1
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0
Non-Vehicular Path - Unrestricted	0	
Total	1	1
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.00

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

Streetscape Standards	Required	Provided	Compliance
Town Center Arterial (Deer Springs Way)	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	36" box shade trees at 30' intervals	24" and 36" box at 40' intervals	N
	Amenity zone and sidewalk treatment	Not shown	N
Town Center Residential Collector (Tee Pee Lane)	7' sidewalk	7' sidewalk	Y
	7.5' amenity zone	7.5' amenity zone	Y
	36" box alternating shade trees and flowering trees at 30' intervals	24" and 36" alternating trees at 40' intervals	N
	2 accent trees at Tee Pee Lane amenity zone	Not shown	N
	Amenity zone and sidewalk treatments	Not shown	N
Town Center Collector (Echelon Point Drive)	7' sidewalk	7' sidewalk	Y
	5' amenity zone	5' amenity zone	Y
	36" box alternating shade trees and flowering trees at 30' intervals	24" and 36" alternating trees at 40' intervals	N
	2 accent trees at Tee Pee Lane amenity zone	Not shown	N
	Amenity zone and sidewalk treatment	Not shown	N

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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>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	28 units	2 spaces per unit	56				
TOTAL SPACES REQUIRED			56		56		Y
Regular and Handicap Spaces Required			56	0	56	0	Y

Waivers		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Title 19.02.140: Intersections providing external access to an existing ROW of 60’ shall be offset at least 220’ (centerline to centerline) from any other intersection.	Two 191-foot offsets from the intersections of Deer Springs Way and Tee Pee Lane, and from Echelon Point Drive and Tee Pee Lane	Approval

ANALYSIS

Site development is subject to the requirements of the Town Center Development Standards (TCDS) Manual. Where the TCDS are silent, Title 19 applies. As the previous entitlements on this site were exercised through a subdivision map, these prior entitlements (the Waiver and Site Development Plan Review) will be expunged if the current requests are approved.

In order to accommodate the proposed 28-lot development on this site, the maximum density allowance must be increased. The area between Tee Pee Lane and Fort Apache Road from Echelon Point Drive northward to Farm Road was originally intended for low density (L-TC) residential uses of up to 5.5 dwelling units per acre; however, the development pattern of this particular block changed when the parcels to the east were approved for medium-low density development (up to 8.0 units per acre) in 2004. The proposed land use change to ML-TC (Medium Low Density Residential – Town Center) on this remnant parcel is therefore appropriate. It is noted that the proposed lots are at least 4,600 square feet, which is about 500 square feet larger than the perimeter lots in neighboring Day Dawn Vista, and about 800 square feet larger than the interior lots of that subdivision.

Access to the site will be from both Echelon Point Drive and Deer Springs Way. Deer Springs Way is classified as an 80-foot Town Center Arterial, while Tee Pee is designated as an 80-foot Town Center Residential Collector. Echelon Point Drive is designated as an 80-foot Town Center Collector.

The site plan and tentative map are in conformance with the TCDS Manual and Title 19, with the exception of perimeter landscaping and streetscape, which are discussed below. All lots are served by a single 47-foot wide street. Lots are a minimum of 39.5 feet wide and range from 4,680 square feet to 5,708 square feet. The east-to-west slope profile across the site is greater than three percent, which will require the maximum allowed retaining along the east perimeter to control drainage.

Title 19.02.140 requires the access to the subdivision to be offset a minimum of 220 feet from the intersection of Echelon Point Drive and Tee Pee Lane and from the intersection of Deer Springs Way and Tee Pee Lane (measured from centerline to centerline). The City Traffic Engineer accepts the proposed offsets of 191 feet, but notes that traffic patterns may result in the future construction of a raised median in Deer Springs, permitting only right-in, right-out turns from the development. The median is not required at this time.

Following Town Center principles, the development is not intended to be gated. As a single-use development, the site is subject to the Open Space requirements of Town Center Development Standards Subsection D.5, which mandates a minimum of seven percent of open space as defined by Title 19.10.060(E) and includes amenity zones along the perimeter public streets. The open space provided meets the seven percent requirement.

Perimeter landscaping requirements for the site are determined through Title 19.06.040, with supplemental requirements from the TCDS Subsection D.4. The street sections conform to the TCDS; however, tree spacing, planting pattern and type of landscaping do not reflect the standards. A condition of approval will require full conformance with streetscape and landscaping standards.

The submitted north/south cross section shows a maximum natural grade of less than two percent across this site. Per the tables in Title 19.06.050, a development with natural slope less than or equal to two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown along the north or south property lines.

The submitted east/west cross section shows a maximum natural grade greater than two percent across this site. Per the tables in Title 19.06.050, a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. A maximum six-foot retaining wall is shown along the east property line.

The Clark County School District projects that approximately 12 primary and secondary school students would be introduced into the area by the proposed development on this site. Of the three schools serving the area (Darnell Elementary School, Escobedo Middle School and Centennial High School), the District notes that Centennial High School was over capacity for the 2013-2014 school year, and that statistic is projected to continue into 2014-2015. No new schools are planned in the area at this time.

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FINDINGS (MOD-56661)

The development pattern in the area supports ML-TC (Medium Low Density Residential – Town Center) densities, and lot sizes are comparable to those of neighboring properties; therefore, staff recommends approval of the requested Major Modification of the Town Center Land Use Plan.

FINDINGS (WVR-56662)

Public Works has no immediate concerns with the requested Waiver of intersection offset distance; however it is possible that traffic patterns in the future might require the limitation of vehicular movements at the subject intersection to ensure safe operation.

FINDINGS (SDR-56663)

In order to approve a Site Development Plan Review 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;

Lot sizes, floor plans and elevations are comparable to existing single-family residential development to the north and east of the development site. A Major Modification of the Town Center Land Use Plan from L-TC (Low Density Residential – Town Center) to ML-TC (Medium Low Density Residential – Town Center) to increase the allowable density is supported by staff.

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 intersections of the access points to the development require a waiver of the offset distance from Tee Pee Lane, which staff supports. Landscape and streetscape requirements will be conditioned to conform to meet code requirements. Otherwise, the development is in full conformance with the Town Center Development Standards and Title 19 as applicable.

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

If future traffic patterns and accident histories warrant, a median may be required to be constructed in Deer Springs Way restricting access to right-in, right-out; however, nothing with the proposed development suggests that the intended access will negatively impact present traffic in the area.

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

Building materials include painted stucco, stone veneer and colored concrete tiles, which are typical for homes in this area of the City. Landscape materials will be in full conformance with the Town Center Development Standards Manual and 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;

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 424 - MOD-56661 & WVR-56662 [PRJ-56495]
424 - SDR-56663 & TMP-56664 [PRJ-56495]

APPROVALS 0 - MOD-56661 & WVR-56662 [PRJ-56495]
0 - SDR-56663 & TMP-56664 [PRJ-56495]

PROTESTS 8 - MOD-56661 & WVR-56662 [PRJ-56495]
8 - SDR-56663 & TMP-56664 [PRJ-56495]