

*City of Las Vegas***AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SEVENTY ACRES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-62387	Staff recommends NO RECOMMENDATION.	
ZON-62392	Staff recommends NO RECOMMENDATION.	GPA-62387
SDR-62393	Staff recommends NO RECOMMENDATION, subject to conditions:	GPA-62387 ZON-62392

**** CONDITIONS ******SDR-62393 CONDITIONS****Planning**

1. Approval of a General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/21/15 and building elevations and floor plans, date stamped 11/30/15, except as amended by conditions herein.
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. The minimum distance between buildings shall be at least 30 feet.

Submitted at Planning Commission
by Frank Schreck
Date 2/14/17 Item 21-24

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7. 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 at least three additional 36-inch box shade trees (*Pinus pinea*) within the provided landscape buffer area along the south perimeter of the site, for a total of 29 trees.
 - B. Provide at least four, five-gallon shrubs per required tree in perimeter landscape buffers.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on Alta Drive and Rampart Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Landscape and maintain all unimproved rights-of-way on Alta Drive and Rampart Boulevard 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.

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14. Submit an Encroachment Agreement for landscaping and private improvements in the Alta Drive and Rampart Boulevard 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
15. 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, whichever may occur first. 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 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.
16. Prior to issuance of grading permits, replace the existing \$75,000 flood maintenance bond with a \$250,000 flood maintenance bond for the existing public drainage channel that is privately maintained for the Badlands Golf Course area.
17. 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. We note that this site is within a Federal Emergency Management Agency (FEMA) designated flood zone and that no permits of any kind will be issued until after the Conditional Letter of Map Revision (CLOMR) is approved by FEMA.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The site, which is located at the corner of two major thoroughfares, contains the northeastern portion of an existing 27-hole golf course. The applicant is proposing to redevelop a 17.49-acre portion of the golf course into a multi-family condominium community containing four, four-story buildings. The current land use designation of PR-OS (Parks/Recreation/Open Space) does not allow for multi-family residential uses; therefore, the applicant is also requesting a General Plan Amendment. Accompanying the General Plan Amendment is a request to rezone the property to increase the allowable residential density, as it is currently zoned for a maximum of 7.49 dwelling units per acre.

A maximum of 720 residential units are proposed, composed of a mix of studio, one, two and three-bedroom units. The buildings are configured so that the residential units are wrapped around multilevel parking structures that will not be visible from public rights-of-way. Access to the site is provided from Rampart Boulevard, with emergency access to Alta Drive. The site features a 5,000 square-foot common recreation building and outdoor pool area, along with secondary open recreation areas located near Buildings 2 and 3. The property slopes down from the north and east, so that the proposed buildings would have little impact on views. The architectural design of the buildings is comparable to and compatible with the Parisian style of the adjacent Queensridge Towers condominium development.

The site is part of the Peccole Ranch Master Plan. The appropriate avenue for considering any amendment to the Peccole Ranch Master Plan is through the Major Modification process as outlined in Title 19.10.040. As this request has not been submitted, staff recommends that the General Plan Amendment, Rezoning and Site Development Plan Review requests be held in abeyance as there is no recommendation on these items at this time.

ISSUES

- The proposed development requires a Major Modification of the Peccole Ranch Master Plan, specifically the Phase Two area as established by Z-0017-90. As such, staff is recommending that these items be held in abeyance.
- A General Plan Amendment is proposed from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the site, which allows for residential densities of greater than or equal to 25.5 dwelling units per acre.
- A Rezoning is proposed from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the site, which allows for multi-family dwellings without density limitations. However, density will be limited by the 55-foot height limitation and other development standards imposed by this zoning district.

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- The site is at a significantly lower grade than the existing adjacent One Queensridge Place condominium development to the north. The lower elevation of the proposed buildings will lessen the impact to that development and would meet the 3:1 proximity slope from existing single-family residences to the west.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval. This application included a "generalized land use plan."
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to encumber 1,716.30 acres. Phase I of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase II of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88). [Peccole Ranch Master Development Plan]

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map [FM-0190-96] for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 91 of Parcel Maps].

<i>Most Recent Change of Ownership</i>	
11/16/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses relevant to these requests.	

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Pre-Application Meeting

Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.

Neighborhood Meeting

12/15/15	A neighborhood meeting was held at the Badlands Club House, 9119 Alta Drive, Las Vegas at 6:00 p.m. There were approximately 170 members of the public, six members of the development team, one Department of Planning staff member and one City Councilperson in attendance. A set of display boards were set up for area neighbors to learn about the project. The boards contained the current views of the neighborhood and the proposed plans for redevelopment of the golf course. The developer gave a brief introduction and described the project, inviting neighbors to visit each display station. Members of the development team stood next to the displays to answer any questions. Questions and concerns from the neighbors and answers by the Development Team included the following: • Will rezoning this parcel cause the other golf course parcels to also be rezoned? No, this is just for the 17 acres. • Will these be apartments or condominiums? These would be mapped condominiums that will be rented out for at least six years. • Much higher density than the surrounding area • Traffic on already congested perimeter streets • Devaluing neighboring property • Taking property out of master plan and rezoning for higher density is not legal • Possibility of developer not being able to finance the project and then selling to another developer, who could develop to an even higher density • Master plan designates this property as R-PD7. How could it now be rezoned for unlimited density? An informal vote to gauge support was taken by one neighbor. Nearly all in attendance were opposed to the proposal.
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Field Check

12/03/15	The site contains an existing golf course in operating condition. The land slopes downward from Rampart Boulevard and Alta Drive and has ample landscaping around the perimeter.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.49

<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	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

<i>Master Plan Areas</i>	<i>Compliance</i>
Peccole Ranch	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Rampart Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS*Pursuant to Title 19.06, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 SF	761,864 SF	Y
Min. Lot Width	N/A	405 Feet	N/A
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	5 Feet	33 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	35 Feet	Y
Min. Distance Between Buildings	Unlimited	38 Feet	Y
Max. Building Height	55 Feet	4 stories/47 Feet	Y
Max. Density	Limited by height	41.2 du/ac	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	Permitted Density	Units Allowed
R-PD7 (Residential Planned Development – 7 Units per Acre)	7 du/ac	131
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	Unlimited, except by height	Unlimited

General Plan	Permitted Density	Units Allowed
PR-OS (Park/Recreation/Open Space)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
H (High Density Residential)	Unlimited	Unlimited

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Pursuant to Title 19.06 and 19.08, the following standards apply:

(NOTE: NORTH refers to the buffer abutting Alta Drive; EAST refers to the buffer abutting Rampart Drive)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	19 Trees	Y
• South	1 Tree / 20 Linear Feet	29 Trees	26 Trees	N
• East	1 Tree / 20 Linear Feet	65 Trees	71 Trees	Y
• West	1 Tree / 20 Linear Feet	61 Trees	76 Trees	Y
TOTAL PERIMETER TREES		171 Trees	192 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	41 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		15 Feet	Y
• South	6 Feet		6 Feet	Y
• East	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing wall along west PL	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y

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Pursuant to Title 19.08 and 19.12, 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	
Multi-Family Residential (Studio/1 BR)	424	1.25 spaces per unit	530				
Multi-Family Residential (2 BR)	262	1.75 spaces per unit	459				
Multi-Family Residential (3BR)	34	2 spaces per unit	68				
Guest Spaces	720	1 space per 6 units	120				
TOTAL SPACES REQUIRED			1177		1323		Y
Regular and Handicap Spaces Required			1153	24	1296	27	Y

ANALYSIS

The site is located within Phase II of the Peccole Ranch Master Plan area. Alta Drive and Rampart Boulevard form the perimeter by which the property can be accessed by vehicle. Rampart Boulevard is also designated as a Pedestrian Path in accordance with the Las Vegas 2020 Master Plan. The trail path was implemented by construction of the existing sidewalk along the west side of Rampart Boulevard.

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, there has been numerous land use entitlements processed within the Master Plan area. Entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards, to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means in which a developer has been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. It is the determination of the Department of Planning that any proposed development not in conformance with the approved Peccole Ranch Master Plan would be required to pursue a Major Modification of the Plan prior to or concurrently with any new entitlements.

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The development is generally in conformance to Title 19 requirements for the R-4 (High Density Residential) zoning district and with general development standards for residential uses. If the proposed General Plan Amendment and Rezoning are approved, all setback, height and density requirements would be met by the proposal. Although the site does not qualify for residential adjacency standards, the low grade of the site relative to the adjacent lands ensures that the height of the buildings will not block views or create constant shadows throughout the daytime hours.

Ample landscaping is provided along the entire perimeter of the site, with 36-inch box Italian Stone Pine and Swan Hill Olive trees specified. These species are considered "bulletproof" by the Southern Nevada Regional Planning Coalition Regional Plant List are appropriate for this area. Several pine trees were omitted from the south buffer area near the termination of the emergency vehicle access. According to staff analysis, three additional trees are needed to meet the minimum planting requirement along the south perimeter. As a condition of approval, the additional trees will be required to be added to the technical landscape plan reviewed for building permit.

The building elevations indicate four-story buildings in the Parisian style that is similar to the existing One Queensridge Place condominiums adjacent to the west of this site. The ground levels contain a stone veneer, with successive floors utilizing plaster exteriors. Colors vary within an earth tone palette. Portions of each building are inset to provide façade relief and variation. Rooflines are varied between flat roofs and mansards with dormer windows. Individual units feature balconies and floor to ceiling windows. The number of studio, one, two and three-bedroom units varies on each building level. Units range in size from approximately 2,700 square feet to 6,200 square feet.

The Clark County School District projects that approximately 182 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 (Bonner Elementary School, Rogich Middle School and Palo Verde High School), the District notes that each school was over capacity for the 2015-2016 school year, with Bonner Elementary the most critical at 151 percent of capacity.

FINDINGS (GPA-62387)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning districts allowed by the proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate to address the anticipated traffic counts that this amendment would allow on the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

FINDINGS (ZON-62392)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

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

The proposed reclassification of property to an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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 uses allowed within an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

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The repurposing of a portion of an established master planned development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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.**

Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as a Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate in size to address the anticipated requirements of the proposed R-4 zoning district.

FINDINGS (SDR-62393)

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;**

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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 development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

Primary access to and from the site would be from Rampart Boulevard. This project will add approximately 4,788 trips per day on Alta Drive and Rampart Boulevard. Alta Drive is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta Drive is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes. Further analysis is needed pending the results of the required traffic impact analysis to determine what additional traffic controls, if any, need to be implemented.

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

Building materials are similar to those used for nearby existing multi-family residential and commercial developments and are appropriate for this area. Landscape materials meet drought-resistant criteria and provide adequate screening from adjacent 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;

Building elevations are compatible with the Parisian architectural style employed on the One Queensridge Place buildings to the west of this site. The buildings will be situated at a lower grade than the surrounding area, thereby preserving the existing views from the adjacent residential areas.

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

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

27

NOTICES MAILED

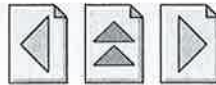
243

APPROVALS

1

PROTESTS

1



1. An application to rezone property to the PD District may be denied by the City Council, at its complete discretion, if it finds that the proposed development is incompatible or out of harmony with surrounding uses or the pattern of development within the area.
2. No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.
3. An application to allow within the PD District a particular use, type of development or development standard which has not already been included in the adopted plan for the District may be denied if it is incompatible or out of harmony with the surrounding uses or the pattern of development within the area.

F. Approval of Master Development Plan and Development Standards

In connection with the approval of a Planned Development District, the City Council shall adopt a Master Development Plan and Development Standards, which will thereafter govern the development of property within the District. In considering the approval of a Master Development Plan and Development Standards for a Planned Development District, the Planning Commission and City Council shall be guided by the following objectives, and may impose such conditions and requirements deemed necessary to meet those objectives:

1. Consistency of the proposed development with the General Plan and other applicable plans, policies, standards and regulations.
2. Compatibility of the proposed development with adjacent and surrounding development.
3. Minimization of the development's impact upon adjacent roadways and neighborhood traffic, and upon other public facilities and infrastructure.
4. Protection of the public health, safety, and general welfare.

G. Modification of Master Development Plan and Development Standards

The development of property within the Planned Development District may proceed only in strict accordance with the approved Master Development Plan and Development Standards. Any request by or on behalf of the property owner, or any proposal by the City, to modify the approved Master Development Plan

or Development Standards shall be filed with the Department. In accordance with Paragraphs (1) and (2) of this Subsection, the Director shall determine if the proposed modification is "minor" or "major," and the request or proposal shall be processed accordingly.

1. Minor Modification. A Minor Modification is a modification which is requested or agreed to by the property owner and which is intended to accomplish one or more of the following:

- a. A change in the location of a use from the location specified in the approved Master Development Plan, but only if the change in location will not have a significant impact on other uses in the area.
- b. The addition of uses that are comparable in intensity to those permitted in connection with the rezoning approval or the approval of a Master Development Plan for the District.
- c. A change in parking lot layout, building location or other similar change that conforms with the intent of the previously approved Master Development Plan and Development Standards.
- d. A change in the species of plant material proposed for the District.
- e. A decrease in the density or intensity of development from that previously approved for the District.
- f. Any other change or modification of a similar nature which the Director determines will not have a significant impact on the District or its surroundings. A Minor Modification shall be reviewed and acted upon administratively by the Director. An applicant who is aggrieved by the Director's decision may appeal that decision to the Planning Commission by filing a written appeal with the Department no later than 10 days after the date the applicant receives notice of the administrative decision.

2. Major Modification. A Major Modification includes any modification which does not qualify as a Minor Modification. A Major Modification shall be processed in accordance with the procedures and standards applicable to a rezoning application, as set forth in Subsections (I) to (M), inclusive, of LVMC 19.16.090.



Exhibit F

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY

City Zoning
Approval letter for
P & M Master Development
Plan- Phase II
1-29-91

GAS

C O R R E C T E D L E T T E R

January 29, 1991

William Peccole 1982 Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-17-90 - ZONE CHANGE

Gentlemen

The City Council at a regular meeting held April 4, 1990 APPROVED the request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V), to: R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works



Zoning Follows the General Plan

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL										COMMERCIAL/ INDUSTRIAL				OTHER			
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LUR	TC	PR-OS	PF	TND	LVND
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-D, R-1	U, R-1, R-E, R-D, R-SL, R-MH,	U, R-E, R-1, R-2, R-SL, R-CL, R-MH,	R-2, R-TH, R-MH,	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

* Per LV/MC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: AUGUST 6, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC

*THIS ITEM WAS HELD IN ABEYANCE TO THE AUGUST 6, 2014 CITY COUNCIL MEETING
AT THE REQUEST OF THE APPLICANT.*

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
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 Towers 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
August 6, 2014 – City Council 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 Towers 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 date stamped 05/29/14, the landscape plan, date stamped 03/27/14 and building elevations, date stamped 05/29/14, 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

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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

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

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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 16-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, changes in parking requirements 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. Parking requirements will decrease.
- 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 Towers 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.

Staff Report Page Two

August 6, 2014 – City Council Meeting

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

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<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.
05/13/14	The Planning Commission voted to abey MOD-53701, VAR-53502 and SDR-53503 to the June 10, 2014 Planning Commission meeting at the applicant's request.
06/10/14	The Planning Commission unanimously voted to recommend approval of Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking; a request for a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower; and a request for a Major Amendment of an approved Site Development Plan Review (SDR-53503) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building.

<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.

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August 6, 2014 – City Council Meeting

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

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.

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

<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	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)

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

<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/266 feet (14-story tower eliminated)	+32%
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 (overall)	978 spaces	946 spaces	-3%
Parking Provided (overall)	1,048 spaces	1,394 spaces	+33%

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

August 6, 2014 – City Council 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:

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	130	1.75 spaces per unit	228				
3+ BR units	255	2.00 spaces per unit	510				
Guest spaces	385	1 space per 6 units	65				
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			946		1,394		Y
Regular and Handicap Spaces Required			941	5	1,376	18	Y

Staff Report Page Seven
August 6, 2014 – City Council Meeting

Phase 1 and Phase 2 Parking Comparison (does not include existing clubhouse)

Phase 1 Condominiums						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
2 BR units	88	1.75 spaces per unit	154			
3+ BR units	131	2.00 spaces per unit	262			
Guest spaces	219	1 space per 6 units	37			
TOTAL	219	N/A	453		661	

Phase 2 Condominiums and Office						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
2 BR units	42	1.75 spaces per unit	74			
3+ BR units	124	2.00 spaces per unit	248			
Guest spaces	166	1 space per 6 units	28			
Office, Other Than Listed	17,400 SF	1 space per 250 SF	70			
TOTAL SPACES REQUIRED			420		602	

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August 6, 2014 – City Council 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 16-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 parking analysis was corrected to reflect more three bedroom units and fewer two bedroom units within both phases. The condominium clubhouse parking requirement was deleted, as it will not be constructed as originally planned. The office building parking ratio had been 1 per 300 square feet for total of 66 spaces; it is now proposed to be 1 per 250 square feet for a total of 70 spaces. The overall parking requirement decreased as a result of the unit type changes and removal of the clubhouse; meanwhile, the amount of parking provided overall would increase about 33 percent from 1,048 to 1,376 spaces, 1,263 of which are provided for the condominiums and office only.
- *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.

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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 32% 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.

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.”

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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.

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.

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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 are varied for visual interest.

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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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 383 (By City Clerk)

APPROVALS 12 [MOD-53701]
5 [VAR-53502 & SDR-53503]

PROTESTS 81 [MOD-53701]
50 [VAR-53502 & SDR-53503]

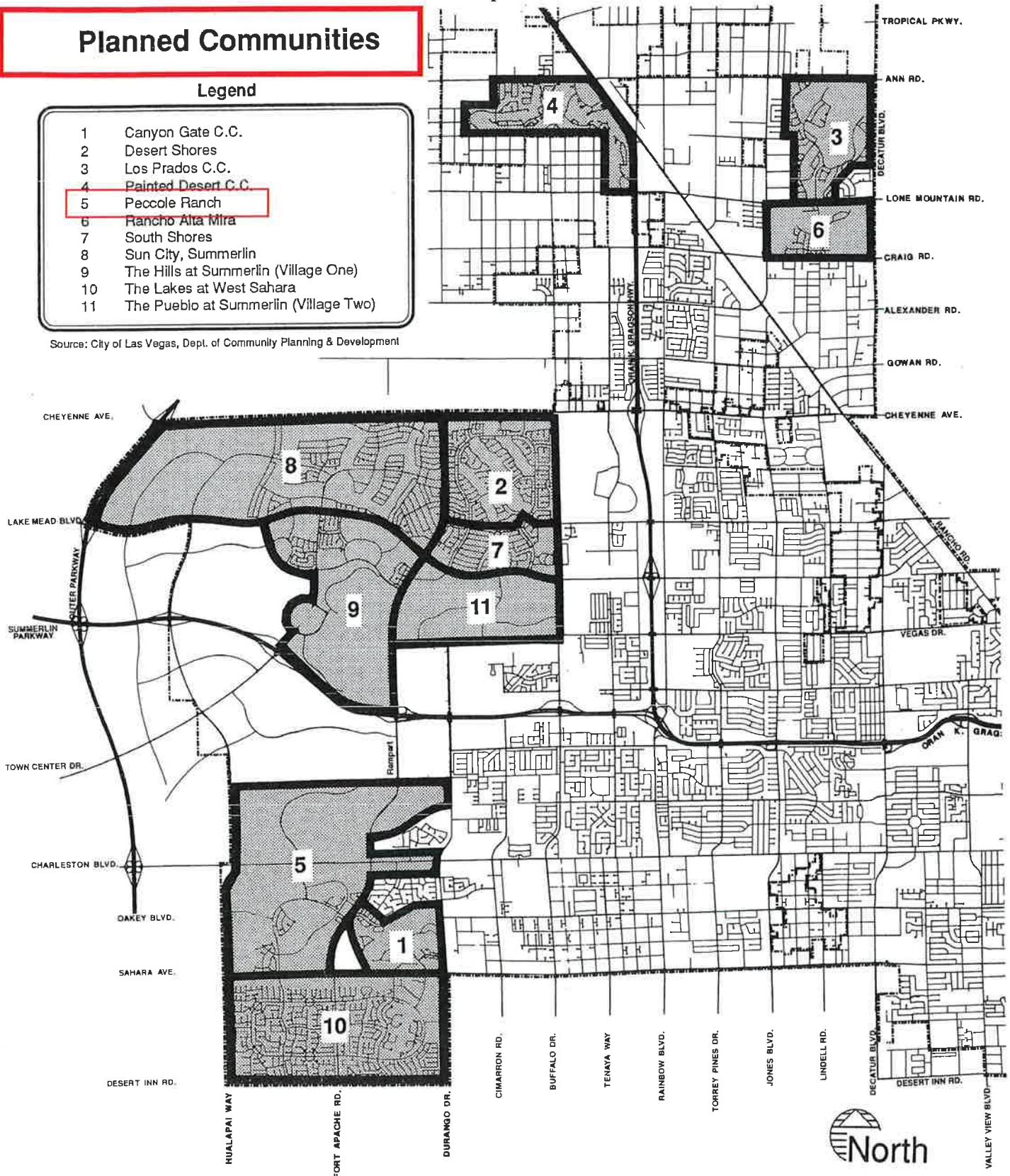
Map 4

Planned Communities

Legend

- 1 Canyon Gate C.C.
- 2 Desert Shores
- 3 Los Prados C.C.
- 4 Painted Desert C.C.
- 5 Peccole Ranch
- 6 Rancho Alta Mira
- 7 South Shores
- 8 Sun City, Summerlin
- 9 The Hills at Summerlin (Village One)
- 10 The Lakes at West Sahara
- 11 The Pueblo at Summerlin (Village Two)

Source: City of Las Vegas, Dept. of Community Planning & Development



SOUTHWEST SECTOR

The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Bruce Woodbury Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

Canyon Gate

The Lakes

South Shores

Summerlin West

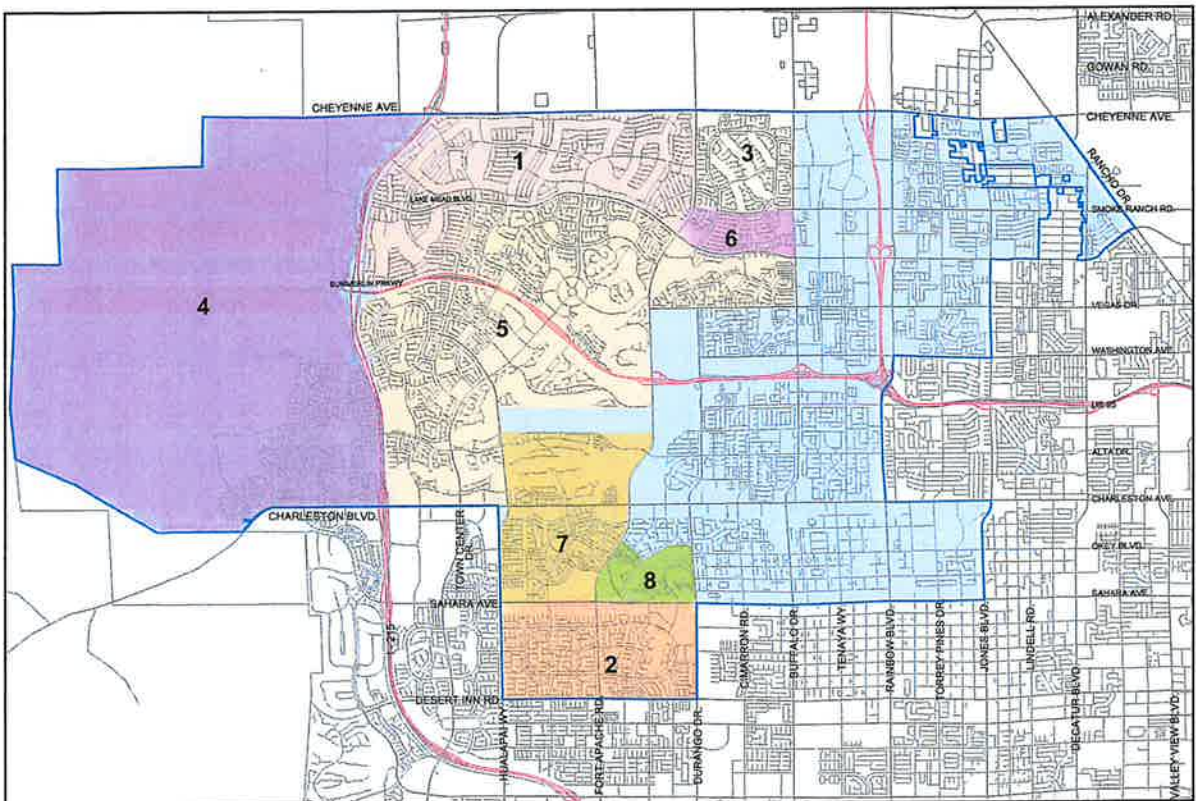
Desert Shores

Peccole Ranch

Summerlin North

Sun City

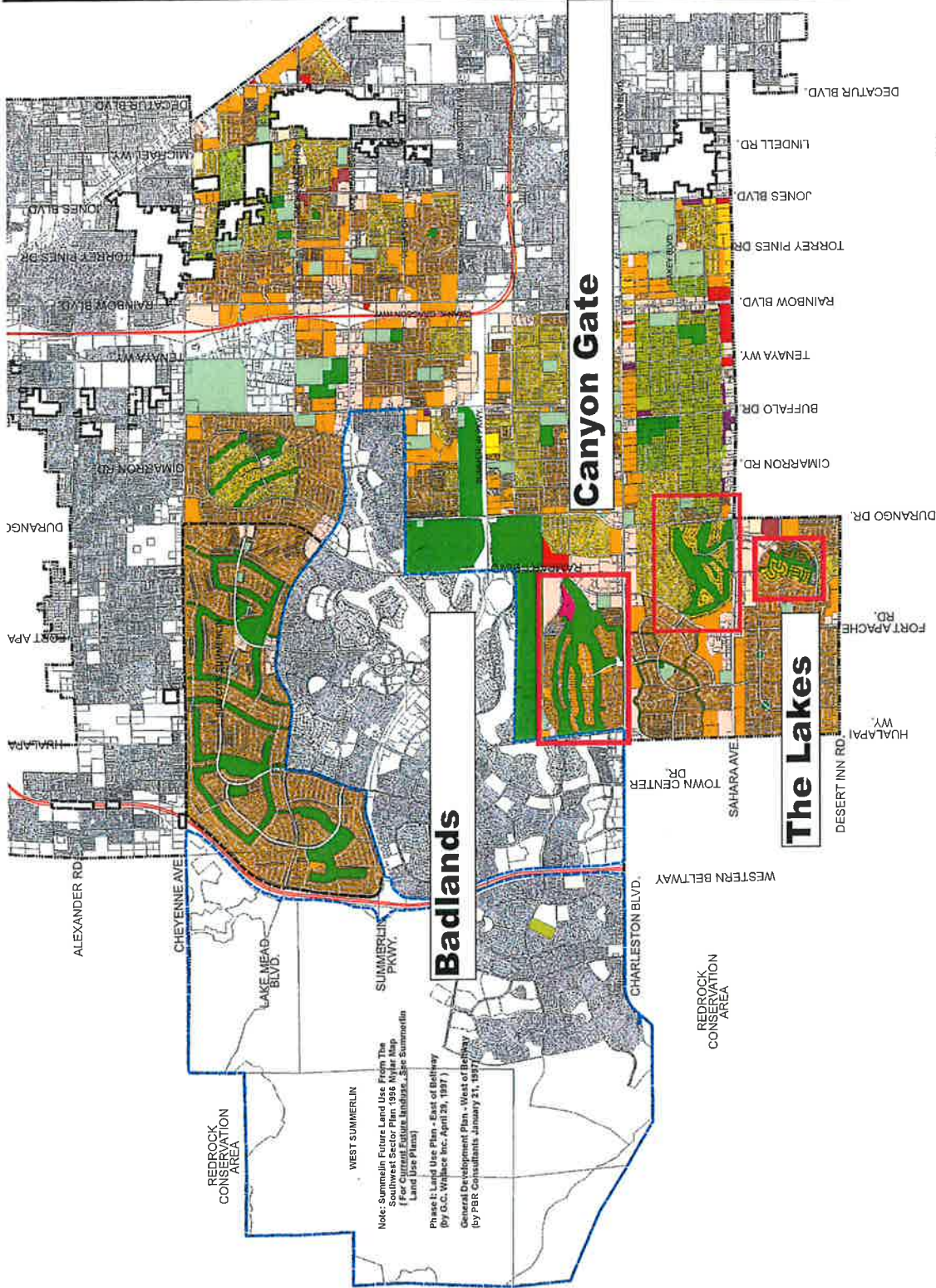
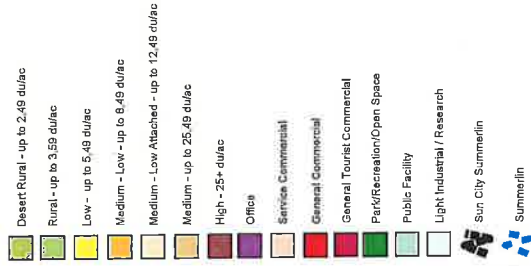
Exhibit 4: Southwest Sector Map



Printed: November 18, 2008

- | | | |
|-----------------|-------------------|------------------|
| 1 Sun City | 4 Summerlin West | 7 Peccole Ranch |
| 2 The Lakes | 5 Summerlin North | 8 Canyon Gate |
| 3 Desert Shores | 6 South Shores | Southwest Sector |
| | | Freeway |

SOUTHWEST SECTOR
LAND USE CATEGORIES



Note: Summerlin Future Land Use From The Southwest Sector Plan 1986 (After Map 1986) and the Summerlin Land Use Plan

Phase 1 Land Use Plan - East of Beltway (by G.C. Walker Inc. April 24, 1997)
General Development Plan - West of Beltway (by PBR Consultants January 21, 1997)

SOURCE: City of Las Vegas - Planning and Development Department
Adopted April 01, 1992 Ord. # 3836
Revised February 18, 2015 GPA-68915



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