



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: WESTCLIFF PINES 2, LP

** STAFF RECOMMENDATION **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-48273	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-48273 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan, floor plans, and building elevations date stamped 02/05/13, and the landscape plan date stamped 02/19/13, except as amended by conditions herein.
3. A Waiver from 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the north property line where a six-foot wide landscape buffer is required.
4. An Exception from 19.06.040 is hereby approved, to allow 26 trees where 36 trees are required.
5. An Exception from the Unified Development Code 19.06.040 is hereby approved to allow 15-gallon sized trees for the parking lot landscape islands and where specified along the east and west perimeter.

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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.
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 to consolidate the existing lots. 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.
10. 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.
11. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the appropriate right-of-way on Silver Sky Drive to complete the cul-de-sac bulb and any other portions required to complete the full 60-foot width prior to the issuance of any permits for public infrastructure.
14. Construct half-street improvements including the remainder of the cul-de-sac bulb on Silver Sky Drive adjacent to this site 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.
15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Widening Improvement Project" (H#12970) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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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. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This Site Development Plan Review request is for a proposed three-story, 40-unit Senior Citizen Apartment building located on 1.79 acres, adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive, between two multi-family residential developments. This application is in response to the applicant's request to subdivide the property, thus creating two distinct entitlements for the proposed Senior Citizen Apartment buildings. This proposal is consistent with the existing multi-family residential uses in the area and is substantially compliant with all other plans and policies; therefore, staff recommends approval.

ISSUES

- The scope of this entitlement review is for the southern 1.79-acre portion of the previous 4.7-acre site approved by Site Development Plan Review (SDR-44166).
- This Site Development Plan Review is accompanied with a waiver request to allow a zero-foot landscape buffer where a six-foot wide landscape buffer is required.
- Senior Citizen Apartments is a conditional use in the R-3 (Medium Density Residential) zoning district; this proposal meets all minimum conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13866) for a 125-unit Senior Citizen Apartment facility and a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres, approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. The Planning Commission recommended denial with staff recommending approval.
12/05/07	The City Council approved request for a Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/06/08	The City Council approved request for an Extension of Time (EOT-28526) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.
02/14/12	The Planning Commission approved the request for a Site Development Plan Review (SDR-44166) for a proposed three-story, 120-unit Senior Citizen Apartment development on 5.16 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential).
01/07/13	The applicant submitted for a two-lot Parcel Map (PMP-47948) on 5.16 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. The technical map review has not been approved.

<i>Most Recent Change of Ownership</i>	
04/19/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses relate to this proposal have been issued at this time.	

<i>Pre-Application Meeting</i>	
01/30/13	A pre-application meeting was held with the applicant and his representatives to discuss the requirements for new entitlements stemming from the proposed subdivision of an entitled parcel. The applicant was informed that two separate Site Development Plan Reviews each with a waiver for the required landscape buffer created with the new property line would be required. Various aspects of the proposed landscape requirements were also discussed.

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

<i>Field Check</i>	
01/31/13	A field check was conducted on site. The site is currently undeveloped with a 100-foot wide utility easement running northeast, beginning near the southwest corner of the subject site. Access to the property is provided solely the cul-de-sac located at the terminus of Silver Sky Drive.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.79

<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 (Proposed: Senior Citizen Apartments)	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Right of Way (US-95)	Right of Way (US-95)	Right of Way (US-95)
South	Multi-Family Residential	M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
East	Multi-Family Residential	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units Per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<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	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

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DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	81,199 SF	Y
Max. Residential Density	13-50 DUA	22 DUA	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side	5 Feet	43 Feet	Y
• Rear	20 Feet	60 Feet	Y
Min. Distance Between Buildings	10 Feet	103 Feet	Y
Max. Lot Coverage	N/A	21 %	N/A
Max. Building Height	5-stories/55 Feet	3-stories/ 40 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	12 Trees	8 Trees	N
• East	1 Tree / 20 Linear Feet	15 Trees	5 Trees	N
• West	1 Tree / 20 Linear Feet	5 Trees	11 Trees	N
TOTAL PERIMETER TREES		32 Trees	24 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	12 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	N
• South	6 Feet		10 Feet	Y
• East	6 Feet		8 Feet	Y
• West	6 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y or N

**The applicant has requested an exception to allow an alternative landscape design that provides 46 trees and 184 shrubs where 46 trees and 184 shrubs are required by code.*

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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	
Senior Citizen Apartments	40 Units	0.75 Spaces per Unit					
TOTAL SPACES REQUIRED			30		33		
Regular and Handicap Spaces Required			28	2	29	4	Y

Waivers		
Requirement	Request	Staff Recommendation
A six-foot wide landscape buffer is required along the north interior property line	To allow a zero-foot wide landscape buffer along the north interior property line	Approval

Exceptions		
Requirement	Request	Staff Recommendation
Thirty-two 24-inch box trees are required within the perimeter landscape buffer and fourteen 24-inch box trees are required within the parking lot landscape planters.	To allow twenty-four 24-inch box trees within the perimeter landscape buffer and to allow twelve 24-inch box trees within the parking lot landscape planters.	Approval
24-inch box trees are required within the perimeter landscape buffer and parking lot landscape planters.	To allow 15-gallon shade trees where specified on the proposed landscape plan date stamped 02/19/13.	Approval

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district. The proposed development is in compliance with the 25.49 units per acre allowed by the M (Medium Density Residential) General Plan land use designation with a proposed residential density of 21.46 units per acre and. This proposal consists of one 40-unit Senior Citizen Apartment building located just south of a 100-foot wide utility easement running northeasterly through the site and facing a 24-foot wide entrance off of Silver Sky Drive.

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The proposed Senior Apartment building is approximately 40 feet tall with three stories and an approximate 18,500 square-foot building footprint. The proposed development features approximately 2,288 square feet of programmed recreation/community space available on each floor. Each building façade is finished with light-colored stucco with dark earth colored trim and roofing materials composed of terra cotta tiles. There are porches and balconies spread out amongst select units for each building.

The required parking for Senior Citizen Apartments is 0.75 spaces per unit. At 40 units, the required parking for this proposal is 30 parking spaces with a minimum of three handicapped accessible spaces available. The applicant has provided 33 parking spaces, including four handicap accessible spaces.

The proposed landscape plan does not fully comply with the required perimeter landscape buffer requirements listed in Title 19.06.040, as evidenced by the requested waiver to allow a zero-foot wide landscape buffer along the northern property line where a six-foot wide landscape buffer is required. Staff recommends approval of the requested waiver, as the area in question is utilized by a landscaped parking lot located between two buildings within a 100-foot wide utility line easement.

The applicant has also requested an exception to the required perimeter tree and parking lot tree counts with an alternative design that offsets the deficiency by providing a meeting the overall demand for trees covering the site. Staff recommends approval of the requested waiver and exception, as the proposed landscape plan meets the desired intent of the code landscape requirements and has provided an attractive scheme that responds more appropriately to the particular site.

The applicant has provided an appealing proposal that is compatible in use, density, and design with the adjacent multi-family residential properties located to the east, west, and south. Staff recommends approval of this request as it satisfies the need for infill development by means of providing additional housing units for the growing senior population. If denied, the Senior Apartments will be allowed to proceed as originally approved (SDR-44166)

FINDINGS (SDR-48272)

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;**

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The proposed development meets Policy 2.2.2 of the Las Vegas 2020 Master Plan, which states, “That senior citizens’ and assisted living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas.” Also, this proposal is consistent with the surrounding multi-family residential uses and provides a suitable infill project for the area.

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 is consistent with the M (Medium Density Residential) General Plan land use designation and the R-3 (Medium Density Residential) zoning district development standards for residential density, and is in compliance with all other plans and policies. The applicant has requested a waiver, which staff supports, to allow no landscaping along the south property line.

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

Silver Sky Drive, a 60-foot wide local street, terminates at a cul-de-sac at the entrance of the site. The provided roadway provides adequate vehicular access to the site.

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

The building materials are typical of the neighboring multi-family developments and within the city. The proposed landscape plan includes an exception to the Title 19.06.040 requirements, as it is deficient by two and the applicant proposes 15-gallon trees where specified on the landscape plans date stamped 2/19/13. Staff recommends approval of the waiver and exception, since the applicant is providing a substantial amount of plant materials throughout the site that meets the minimum requirements.

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 elevations and design characteristics are compatible with the design characteristics of the existing medium density development in the area. The proposed design utilizes a three-story building with a 35-foot high pitched roof, which is lower in height than the allowable five-story, 55-foot height limit. The proposed buildings create an orderly and aesthetically pleasing environment that is in context with the neighboring multi-family developments

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

The proposed Senior Apartments will not compromise the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 307

APPROVALS 0

PROTESTS 0