



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: SANDHILL VILLAS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-64975	Staff recommends APPROVAL.	
SDR-64976	Staff recommends APPROVAL, subject to conditions:	ZON-64975

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19 - ZON-64975

13 - SDR-64976

NOTICES MAILED 368

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

SDR-64976 CONDITIONS

Planning

1. Approval of Rezoning (ZON-64975) shall be required.
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 07/05/16 and building elevations, date stamped 06/06/16, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where six feet is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow eight parking lot trees and no parking lot landscape islands where 11 shade trees and three islands are required.
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. 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 one additional 24-inch box tree along the east property line in conformance with Title 19.06.040.
 - B. Provide four (4) five-gallon shrubs per required tree in the perimeter buffer and parking areas.

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9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Grant pedestrian access easements for all public sidewalks located outside the public right-of-way.
12. Construct all incomplete half-street improvements on Sandhill Avenue meeting Current City Standards adjacent to this site concurrent with onsite development activities.
13. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Owens Avenue in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with onsite development activities.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Owens Avenue and Sandhill Road public rights of way prior to the 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 (229-4836).
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to construct a 30-unit multifamily residential complex on a narrow lot that was previously mapped for condominiums. A portion of the site has already been developed as an access point to the existing condominiums to the south as part of a previous approval. The units are proposed to be single-story, one-bedroom apartments for rent, situated in two buildings of seven units and two buildings of eight units. Each unit faces a green space. As currently designed, access is from the south side of the property on Sandhill Road, with one-way circulation to the other buildings and an exit at the center of the site back onto Sandhill Road. Parking would be located at the center of the property and along the east property line. Rezoning to R-3 (Medium Density Residential) is requested to conform to the General Plan.

ISSUES

- A Waiver of perimeter landscape standards is required to allow a zero-foot buffer along a portion of the east property line where six feet is required. Staff supports this waiver.
- An Exception is required to allow eight parking lot trees and no parking lot landscape islands where 11 shade trees and three islands are required. Staff supports this exception, as the lot is exceptionally narrow and omission of the landscaping would allow for parking requirements to be met.
- A condition has been added to require one additional tree along the east property line to conform the spacing requirements of Title 19.06.
- The site is subject to Complete Streets Standards along Sandhill Road, but is exempt from these standards along Owens Avenue. A pedestrian access easement will be required along Sandhill Road that will allow a portion of the proposed sidewalk to be placed on the applicant's property.

ANALYSIS

Development within this site is subject to Title 19 requirements, particularly 19.06 with regard to residential zoning standards and 19.08.110 for parking standards. There are no overlay districts or special area plans associated with this site.

Previously zoned R-PD15 (Residential Planned Development) to accommodate a larger multi-family residential development, ultimately the buildings planned on this site were not constructed and the zoning reverted to R-E (Residence Estates). The site and all surrounding

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parcels have a General Plan designation of M (Medium Density Residential), which allows multi-family dwelling types of up to 25.49 units per acre. The proposed development would have a density of 23.8 dwelling units per acre. The proposed Rezoning to R-3 (Medium Density Residential) is therefore appropriate.

Offsite improvements are required on the east half of Sandhill Road adjacent to this site. As an 80-foot Major Collector, Complete Streets standards (Title 19.04) require detached five-foot sidewalks and three-foot amenity zones with trees spaced at least every 40 feet on center. The applicant is providing a portion of the sidewalk onsite in order to allow for the amenity zone to be provided in the right-of-way. A pedestrian easement will then be required to be dedicated for public use of the sidewalk. Complete Streets requirements will not be applied for Owens Avenue, as the sidewalk already exists and ties into adjacent development.

Perimeter landscaping along Owens Avenue and Sandhill Road conforms to Title 19 requirements. The buffer along the south property line is already in place from previous development and contains mature Purple Robe Locust trees. The applicant requests a waiver of the required six-foot buffer along a portion of the east property line in order to situate 90 degree parking and a fire access lane. As the site is already adequately screened from adjacent multi-family development to the east, the required streetscape will be provided along Sandhill Road and omission of the buffer would allow for Title 19 parking requirements to be met, staff recommends approval of this waiver. The applicant will provide landscaping along the portion of the east property line where no parking will be provided. Palo Verde trees will be provided at the ends of each parking row, but no parking lot landscape islands will be provided. This would also allow for parking requirements to be met. The applicant will also provide a new six-foot solid decorative wall to screen from existing residential development to the east.

The buildings will be constructed for compatibility with the existing multi-family development to the south, with painted stucco exteriors. The elevations do not indicate a high degree of articulation, such as changes in wall plane. Such design elements are not required by Title 19 for residential buildings, but are strongly encouraged. Each building will feature 600 square-foot single-bedroom apartments in similar configurations.

The development as proposed is generally in conformance with Title 19. This is essentially a narrow infill parcel that originally was intended to contain a similar development. The applicant will be able to meet Complete Streets Standards along Sandhill Road in addition to buffering the frontages. For these reasons staff recommends approval. If denied, the site would remain zoned for low density single-family development, which is not currently in conformance with the General Plan for this area.

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FINDINGS (ZON-64975)

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 R-3 (Medium Density Residential) zoning district conforms to the existing General Plan designation of M (Medium Density Residential).

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 R-3 (Medium Density Residential) zoning district allows a variety of multi-family dwelling units such as duplexes, townhomes and medium density apartments and condominiums. These types of uses can be found to the south, east and west of the subject site under various compatible zoning designations.

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

The surrounding neighborhood consists primarily of multi-family residential dwelling units. The east side of Sandhill Road was once entirely zoned as a Residential Planned Development to allow for higher density development; the zoning reverted back to R-E (Residence Estates) on this site, as it was never developed in accordance with the approved Residential Planned Development.

4.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The site is accessed from Sandhill Road, a Major Collector as classified by the Master Plan of Streets and Highways. The east side of Sandhill Road must be fully improved to conform to the Master Plan of Streets and Highways and Complete Streets Standards. Owens Avenue does not provide direct access, but is fully improved and adequate in size.

FINDINGS (SDR-64976)

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;

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The proposed 30-unit apartment development is compatible in use and scope with similar development on parcels to the south and west and with existing four-plexes to the east.

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 apartment development generally conforms to Title 19 requirements. Staff supports the applicant's request for a reduction of the required landscape buffer along the east property line and a small reduction in the number of parking lot trees and islands, and has conditioned the addition of one additional tree to meet spacing requirements.

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

Access to the site is from the south side of the property on Sandhill Road, with one-way circulation to the other buildings and an exit at the center of the site back onto Sandhill Road. This design is logical and would still allow for existing access to and from the condominiums to the south.

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

The painted stucco exteriors and shingled roofs are typical of multi-family developments in this area and will be compatible with the existing condominiums to the south.

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 provided building elevations are harmonious and compatible with existing multi-family dwellings on adjacent parcels. Staff strongly encourages changes in wall plane and additional decorative elements for visual interest.

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

Development of the proposed apartments will be subject to permitting and inspections, thereby protecting the public health, safety and general welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/07/81	The Board of City Commissioners approved a Rezoning (Z-0054-81) from R-E (Residence Estates) to C-1 (Limited Commercial) at the southeast corner of Owens Avenue and Sandhill Road as part of a larger request. The Planning Commission and staff recommended approval.
07/20/83	The Board of City Commissioners approved a Rezoning (Z-0053-83) from R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development) and C-1 (Limited Commercial) to R-PD15 (Residential Planned Development) on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road. The request included a plot plan showing 88 single-story residential condominiums. The Planning Commission and staff recommended approval.
10/07/83	A Final Map for a 14-unit residential condominium subdivision (Sandhill Villas Unit 5) on 0.62 acres on the east side of Sandhill Road, approximately 265 feet south of the centerline of Owens Avenue was recorded. [Book 30, Page 37 of Plats]
10/07/83	A Final Map for a 16-unit residential condominium subdivision (Sandhill Villas Unit 6) on 0.65 acres at the southeast corner of Owens Avenue and Sandhill Road was recorded. [Book 30, Page 38 of Plats]
12/16/93	A Reversionary Final Map to revert Sandhill Villas Units 5 and 6 Condominiums back to acreage was recorded. [Book 59, Page 60 of Plats]
02/01/95	The City Council approved an Extension of Time [Z-0053-83(1)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development) for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/95.
12/20/95	The City Council approved an Extension of Time [Z-0053-83(2)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/96.
01/22/97	The City Council approved an Extension of Time [Z-0053-83(5)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/97.
02/23/98	The City Council approved an Extension of Time [Z-0053-83(2)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road. No expiration date was conditioned.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/28/00	Department of Planning staff administratively approved a Minor Site Development Plan Review [Z-0053-83(7)] for a proposed 24-unit multi-family development on 1.60 acres at the southeast corner of Spino Avenue and Sandhill Road. This action kept alive the Resolution of Intent to R-PD15 for the undeveloped parcel at the southeast corner of Owens Avenue and Sandhill Road until 08/28/02, after which it reverted back to R-E (Residence Estates).
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting on 08/02/16.

<i>Most Recent Change of Ownership</i>	
05/22/13	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
05/17/16	Submittal requirements for a Rezoning and Site Development Plan Review were discussed. The applicant was urged to redesign the Sandhill Road frontage to incorporate Complete Streets Standards and to adjust handicapped parking to meet Title 19 standards.

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

<i>Field Check</i>	
06/09/16	The site is undeveloped, except for a paved driveway from Sandhill Road that provides access to the existing multi-family condominium development to the south. Staff found dumped refuse and debris on the site, as well as high weeds and shrubs. Sandhill Road sawtooths adjacent to the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.26

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped (one access to parcel to the south)	M (Medium Density Residential)	R-E (Residence Estates)
North	Undeveloped	RS (Residential Suburban) – Clark County Designation	R-T (Manufactured Home Residential) – Clark County Designation
South	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Multi-Family Residential (Four-Plexes)	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
West	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD17 (Residential Planned Development – 17 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

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

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	54,885 SF	Y
Min. Lot Width	N/A	130 Feet	N/A
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	5 Feet	7 Feet	Y
• Rear	20 Feet	51 Feet	Y

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<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Distance Between Buildings	10 Feet	14 Feet	Y
Max. Lot Coverage	N/A	28 %	N/A
Max. Building Height	5 Stories/55 Feet	1 Story/11 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened by trash enclosure and landscaping	Y

Pursuant to Title 19.06.040, the site is not subject to Residential Adjacency Standards.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	2.18 du/ac	2
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	50.00 du/ac (limited to 25.49 du/ac by General Plan)	32
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 du/ac	32

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

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• East	1 Tree / 20 Linear Feet	20 Trees	7 Trees	N
• West	1 Tree / 20 Linear Feet	15 Trees	17 Trees	Y
TOTAL PERIMETER TREES		44 Trees	35 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	8 Trees	N

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		10 Feet	Y
• South	6 Feet		7 Feet	Y
• East	6 Feet		0 Feet	N
• West	7 Feet		7 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-foot CMU wall along east PL (existing and proposed)	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sandhill Road	Major Collector	Master Plan of Streets and Highways Map	40	N
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

<i>Complete Streets Requirements</i>				
<i>Street Name</i>	<i>Standard</i>	<i>Requirement</i>	<i>Provided</i>	<i>Compliance</i>
Sandhill Road Major Collector	Sidewalk	5 feet	5 feet	Y
	Amenity Zone	3 feet	3 feet	Y
	Streetscape	24-inch box trees 40 feet on center (4 trees)	24-inch box trees 40 feet on center (4 trees)	Y
	Streetlights	18 inches from back of curb	Not Indicated	By condition
Owens Avenue	Not required by Public Works	Existing condition	5-foot attached sidewalk No amenity zone	N/A

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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 (1 BR units)	30	1.25 spaces/unit	38				
Guest Spaces	30	1 space per 6 units	5				
TOTAL SPACES REQUIRED			43		43		Y
Regular and Handicap Spaces Required			42	1	42	1	Y

Waivers		
Requirement	Request	Staff Recommendation
Provide a 6-foot perimeter landscape buffer along interior property lines	To allow a zero-foot buffer along a portion of the east property line	Approval

Exceptions		
Requirement	Request	Staff Recommendation
Provide one 24-inch box shade tree in islands for every 6 uncovered parking spaces, plus one tree at the end of each parking row (Total of 11 trees required)	Zero landscape buffer islands and 8 trees	Approval