



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LENNAR - OWNER: SAITTA FAMILY TRUST

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MOD-74628	Staff recommends APPROVAL.	
VAR-74692	Staff recommends DENIAL, if approved subject to conditions:	MOD-74628
SDR-74631	Staff recommends DENIAL, if approved subject to conditions:	MOD-74628 VAR-74692
TMP-74632	Staff recommends DENIAL, if approved subject to conditions:	MOD-74628 VAR-74692 SDR-74631

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 405 - MOD-74628 and VAR-74692
405 - SDR-74631 and TMP-74632

PROTESTS 1 - MOD-74628 and VAR-74692
0 - SDR-74631 and TMP-74632

APPROVALS 0 - MOD-74628 and VAR-74692
0 - SDR-74631 and TMP-74632

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**** CONDITIONS ****

VAR-74692 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-74628), Site Development Plan Review (SDR-74631) and Tentative Map (TMP-74632) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-74631 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-74628), Variance (VAR-74692) and Tentative Map (TMP-74632) 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.

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3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/07/18, except as amended by conditions herein.
4. A Waiver from Town Center Streetscape standards is hereby approved, to allow existing streetscape along Sky Pointe Drive to remain in its existing condition.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The minimum distance between buildings shall be 10 feet.
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.
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. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
12. Connect to public sewer in Sky Pointe Drive as approved by the Sanitary Sewer Section of the Department of Public Works and abandon the existing public sewer stub to this site which will not be used concurrent with development.

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13. 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.
14. No trees or landscaping over 3 feet shall be allowed in the Public Drainage Easement on the north portion of this site.
15. Submit a License Agreement for landscaping and private improvements in the Sky Pointe Drive and Tenaya Way public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
16. 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 drainage ways 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. The Drainage Study required by TMP-74632 may be used to satisfy this condition.

TMP-74632 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

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2. Approval of Major Modification (MOD-74628), Variance (VAR-74692) and Site Development Plan Review (SDR-74631) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
8. Connect to public sewer in Sky Pointe Drive as approved by the Sanitary Sewer Section of the Department of Public Works and abandon the existing public sewer stub to this site which will not be used concurrent with development.

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9. 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.
10. Submit a License Agreement for landscaping and private improvements in the Sky Pointe Drive and Tenaya Way public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
11. Provide the recording information on the Final Map for the access between this site and the adjoining parcel to the east prior to recordation of the Final Map.
12. 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, or the recordation of a Final Map whichever may occur first. Provide and improve all drainage ways 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. The Drainage Study required by SDR-74631 may be used to satisfy this condition.
13. Per Unified Development Code (UDC), all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

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

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 91-unit condominium complex, consisting of 19 two-story buildings on approximately 6.05 acres located on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive. In addition, the applicant has requested an associated Tentative Map to utilize the development as condominiums.

ISSUES

- The subject site currently has SC-TC (Service Commercial – Town Center) special land use designation within the Centennial Hills Town Center land use plan.
- The applicant has proposed a Major Modification (MOD-74628) to modify the property from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center) special land use designation. Staff supports this request.
- The Medium Residential (12.1 – 25 du/ac) use is permitted in the M-TC (Medium Density Residential – Town Center) special land use designation.
- A Waiver from Town Center streetscape development standards has been requested to allow existing streetscape along Sky Pointe Drive to remain in its existing condition. Staff does not support this request.
- A Variance (VAR-74692) is required to allow a 25-foot residential adjacency setback where 72 feet is required. Staff recommends denial of this request.

ANALYSIS

This is a request for a Major Modification (MOD-74628) from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center) special land use designation on 6.05 acres located on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive. The applicant has proposed to develop the subject site into a two-story Medium Residential (12.1 – 25 du/ac) development containing 33 two-bedroom units and 58 three-bedroom units, which requires an associated Site Development Plan Review (SDR-74631). As proposed, the 91-unit development will have a density of 15.04 units per acre, which complies with Town Center Development Standards. Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

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The subject site is located within Centennial Hills Sector Plan area and has a TC (Town Center) general plan designation. In addition, the subject site is located within the Town Center Master Plan area and has a SC-TC (Service Commercial – Town Center) special land use designation. The applicant has proposed a Major Modification (MOD-74628) to modify the property from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center) special land use designation. The M-TC designation has a density range from 12 to 25 dwelling units per gross acre. The designation is intended to provide development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space.

The submitted drawings indicate that the subject site will be developed with 19 multi-family residential structures and a community pool. The 19 multi-family residential structures are proposed to be two stories and 24 feet in height measured to the mid-point of the sloped roof eaves, which meets Town Center development standards which limits building height to two stories or 35 feet when adjacent to the existing single story residential development to the north. However, the submitted elevations show a 24-foot building height adjacent to the existing R-CL (Single Family Compact-Lot) zoned single-family residence located on the northern perimeter of the subject site, which does not comply with residential adjacency standards outlined in Title 19.06.040. The applicant has requested a Variance (VAR-74692) to allow a 25-foot residential adjacency setback where 72 feet is required. The submitted elevations indicate the building facades will have a combination of “Urban Putty”, “Neutral Ground” and “Taupe” smooth stucco, slate roofs, stone veneer accents and black iron railings.

Access to the site is provided from Skye Pointe Drive via a proposed gated entrance. The Skye Pointe Drive alignment is identified in the Town Center Development Standards Manual as a Town Center Frontage Road, which requires 90-foot right-of-way, with a four-foot amenity zone and five-foot sidewalk. Tenaya Way located on the eastern perimeter of the subject is currently designated as a Major Collector street as designated by the Master Plan of Streets and Highways map. Since the streetscape along both of these streets has been previously developed with an existing five-foot sidewalk adjacent to the roadway, the applicant has requested a waiver of Town Center Streetscape standards to allow Sky Point Drive to remain in its existing condition. Since existing sidewalk improvements exist along Tenaya Way the Director of Public Works has indicated that those improvements may remain without an additional Variance application being required.

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The on-site parking area is located within the interior of the subject site. The site will provide 215 total parking spaces, consisting of 182 garage parking spaces and 33 guest parking spaces including two handicapped parking spaces, which complies with the 190 parking spaces required by Title 19.12.010 for a Multi-Family Residential development with 33 two-bedroom units and 58 three-bedroom units. In addition, the submitted site plan indicates approximately 27.40% open space will be provided, which complies with Town Center Development Standards which requires a minimum of 12 percent open space within the M-TC (Main Street Mixed Use – Town Center) special land use designation with a density greater than 12.10 units per acre. The submitted drawings indicate that open space will be provided on-site adjacent to the proposed pool, interior parking lot and landscape buffer areas.

The applicant has proposed curbside pickup trash service in lieu of providing adequate trash enclosures throughout the development to service the site. The applicant has submitted a letter from Republic Services dated 10/18/18, which indicates trash service can be performed upon specific conditions:

1. The toters will have to be in front of the driveways for pick-up and left there after pick-up
2. The truck must have access to the toters without having to back in or out of the property.

The submitted site plan depicts 26-foot wide drive aisles throughout the entire development. As designed, 15 units located in buildings #2, #5, #6 and #8 are located on stubbed drive aisles, which will require the trash service trucks to back out of the property. As designed, the vehicular circulation pattern of the development does not comply with the Republic Services site circulation requirements for curb-side pickup; and would require toters to be taken out in front of someone else's driveway by the effected properties located on the stub streets.

In response, the applicant has designated three trash pickup areas labeled "A", "B" and "C", which provide a location for the affected units to put their trash toters for pickup. Trash area "A" is designated to serve the three effected units in building #8 and provide space for six toters. Trash area "B" is designated to serve the nine effected units in building #5 and #6 and provide space for 18 toters. Trash area "C" is designated to serve the three effected units in building #2 and provide space for six toters. Staff has determined that the submitted site design does not provide adequate means for trash service to be conducted onsite, as vehicular circulation will be negatively affected by the proposed curbside trash pick-up as toters will be placed on both sides of the 26-foot drive aisles, further reducing the drive aisle width. Furthermore, the designated trash pick-up areas do not provide adequate screening or covering, which would be required by Town Center Development Standards.

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The submitted landscape plan indicates that a five-foot landscape buffer has been provided along the west perimeter, a 10-foot landscape buffer along the east perimeter and a 20-foot landscape buffer provided along the north and south perimeter of the subject site. The submitted landscape plan indicates a combination of 24-inch box trees and 12-foot to 25-foot palm trees will be planted approximately 20 feet off center around the western, southern and eastern perimeter of the site. Currently, there is an existing 20-foot drainage easement located on the northern perimeter of the site. The Department of Public Works has indicated that there is a 48-inch drainage pipe located in the easement area; therefore, no trees or landscaping with a mature height over 3 feet will be allowed in this easement. The applicant has proposed a combination of five gallon shrubs within that landscape buffer area in lieu of installing 24-inch box trees.

The submitted east/west and north/south cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown in the cross sections.

Staff recommends approval of the Major Modification as it conforms to the existing TC (Town Center) General Plan designation. As the proposed development does not adequately address trash service and is inconsistent with Title 19 development standards pertaining to residential adjacency, staff recommends denial of the associated Variance, Site Development Plan Review and Tentative Map request.

FINDINGS (VAR-74692)

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.”

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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.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structures adjacent to existing single-family land uses. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-74631)

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 91-unit Medium Residential (condominium) development is not compatible with the adjacent single-family residential developments in the area as evidenced by the required Variance (VAR-74692) for an insufficient residential adjacency setback. In addition, staff has determined that the vehicular circulation will be negatively affected by the proposed curbside trash pick-up as toters will be placed on both sides of the 26-foot drive aisles, further reducing the drive aisle width. Furthermore, the three proposed trash pick-up areas for buildings #2, #5, #6 and #8 do not provide adequate screening or covering, which would be required by Town Center Development Standards.

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2.The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed 91-unit Medium Residential development does not comply with established Town Center Streetscape and Title 19 residential adjacency development standards as evidenced by the requested variance and waivers.

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

Primary site access is from Sky Pointe Drive which is classified as a 90-foot Town Center Frontage Street in the Town Center Development Standards Manual, which provides adequate capacity to serve the proposed use.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate building facades will have a combination of “Urban Putty”, “Neutral Ground” and “Taupe” smooth stucco, slate roofs, stone veneer accents and black iron railings. The proposed landscape buffers will have a combination of trees and shrubs which are consistent with the Southern Nevada Regional Plant List.

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 design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious compatible, they are compatible with development in the surrounding area.

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

The proposed 91-unit Medium Residential development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

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FINDINGS (TMP-74632)

The proposed Tentative Map does not conform to the approved Town Center Development Standards and Title 19 as evidenced by the requested variance and waivers. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
09/14/98	The City Council approved a Special Use Permit (U-0086-98) for Gasoline Sales and the Off-Premise sale of Beer and Wine in conjunction with a proposed Convenience Store. The Planning Commission and staff recommended approval of the request.
	The City Council approved a Site Development Plan Review [Z-0064-95(2)] for on property located north of Ann Road, between U.S. 95 and Tenaya Way, for a proposed 114,798 square-foot Retail Shopping Center, C-2 (Limited Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial) on 11.38 Acres. Planning Commission and staff recommended approval.
12/07/98	The City Council approved a Rezoning (Z-0076-98) of this site from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and PD (Planned Development) to T-C (Town Center District) as part of a larger overall request.
03/19/08	The City Council accepted a request to withdraw without prejudice Special Use Permit (SUP-25270) for a Restaurant (with Drive-Through) at the northwest corner of Tenaya Way and Sky Pointe Drive. The Planning Commission and staff recommended approval of the request.
	The City Council accepted a request to withdraw without prejudice Site Development Plan (SDR-25271) for a 34,500 square-foot Retail Center, including a 25,000 square-foot Child Care Center at the northwest corner of Tenaya Way and Sky Pointe Drive. The Planning Commission and staff recommended approval of the request.

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<i>Most Recent Change of Ownership</i>	
03/05/99	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/10/09	A code enforcement case (#84889) for high weeds on a vacant lot located on the west side of Tenaya Way, approximately 232 feet north of Sky Pointe Drive. The case was resolved on 12/24/09.
07/17/12	A code enforcement case (#117171) on a vacant lot and drainage ditch behind houses on Golden Star Avenue and vacant dodge dealer full if weeds debris on the west side of Tenaya Way, approximately 232 feet north of Sky Pointe Drive. The case was resolved on 08/28/12.
12/10/13	A code enforcement case (#136094) for high weeds, vegetation and debris on a vacant lot located on the west side of Tenaya Way, approximately 232 feet north of Sky Pointe Drive. The case was resolved on 12/18/13.
10/18/16	A code enforcement case (#171513) for drainage unit on the NE corner of the lot; the parcel on the northwest corner of Tenaya and Sky Pointe has a privately maintained drainage facility along the northern boundary that the neighbors started to raise a concern located on the west side of Tenaya Way, approximately 232 feet north of Sky Pointe Drive. The case was resolved on 11/21/16.

<i>Pre-Application Meeting</i>	
09/19/18	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Major Modification, Variance, Site Development Plan Review and Tentative Map for a proposed multi-family residential (condominium) development.

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

<i>Field Check</i>	
10/04/18	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

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Details of Application Request	
Site Area	
Gross Acres	6.05

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Automobile Dealership	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	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 Town Center Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	263,538 SF	Y
Min. Lot Width	N/A	314 Feet	Y
Min. Setbacks			
• Front	N/A	66 Feet	Y
• Side (west)	N/A	20 Feet	Y
• Side (east)	N/A	20 Feet	Y
• Rear	N/A	25 Feet	Y
Min. Distance Between Buildings	N/A	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	None	Y*
Mech. Equipment	Screened	Not Indicated	Y

* The applicant has indicated that the proposed development will not provide trash service via curbside pick-up.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	72 Feet	25 Feet	N*

* The applicant has requested a Variance to allow a 25-foot residential adjacency setback where 72 feet is required.

Existing Special Land Use Designation	Permitted Density	Units Allowed
SC-TC (Service Commercial – Town Center)	N/A	N/A
Proposed Special Land Use Designation	Permitted Density	Units Allowed
M-TC (Medium Density Residential – Town Center)	12 to 25 du/ac	151
General Plan	Permitted Density	Units Allowed
TC (Town Center)	N/A	N/A

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

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	-	0 Trees	Y
• South	N/A	-	33 Trees	Y
• East	N/A	-	19 Trees	Y
• West	N/A	-	29 Trees	Y
TOTAL PERIMETER TREES		-	81 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	16 Trees	16 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		20 Feet	Y
• South (front)	N/A		20 Feet	Y
• East	N/A		10 Feet	Y
• West	N/A		5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Open Space – Town Center Development Standards							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.05	15.04 du/ac	-	12.00	31,624 SF	27.40	72,235 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Tenaya Way	Major Collector	Master Plan of Streets & Highways	80	Y
Sky Pointe Drive	Town Center Frontage Street	Town Center Development Standards Manual	70	N*

* The Town Center Development Standards indicate the Frontage Road should have a minimum width of 90 feet. The applicant has requested a waiver of Town Center Streetscape standards to allow Sky Point Drive to remain in its existing condition.

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

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Frontage Street – Sky Pointe Drive	90-foot right-of-way, with a four-foot amenity zone and five-foot sidewalk	No Improvements	N*

* The applicant has requested a waiver of Town Center Streetscape standards to allow Sky Point Drive to remain in its existing condition.

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	
Medium Residential	58 Units (Three bedroom)	2.00 spaces/ unit	116				
	33 Units (Two Bedroom)	1.75 spaces/ unit	58				
Guest Spaces	91 Units	1 space/ 6 units	16				
TOTAL SPACES REQUIRED			190		33		Y*
Regular and Handicap Spaces Required			184	6	31	2	Y*

*The submitted site plan provides an additional 182 garage parking spaces (two per unit) with 33 guest parking spaces, for a total of 215 overall parking spaces.

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Town Center Streetscape development standards requires installation of Town Center Frontage Road	To allow existing streetscape along Sky Pointe Drive to remain in its existing condition	Denial