

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 72 [GPA-3516] for related discussion.

(12:20 – 12:51)

5-1480

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 73 – SUP-3518

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3519) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.



CASE: SUP-3518

ADJUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3519) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a special use permit for a "gated subdivision with private streets" within Town Center adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road. Applications for a General Plan Amendment (GPA-3516) and Site Development Review (SDR-3519) accompany this application.

B) Applicant's Justification

The applicant states the design, as submitted, is comparable to the development adjacent to this site and would be more conducive to the surrounding area than the Service Commercial development originally intended for this parcel."

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 05/23/97 | Temporary commercial permit for a temporary selection trailer was issued by the Planning and Development Department. |
| 06/9/97 | A site development review for a proposed option and landscape center SD-5-97 approved administratively by the Planning and Development Department. |
| 07/10/97 | A site development review for a Watt Homes home buyers option and landscape center Z-0075-90 (16) was approved by the Planning Commission. |
| 05/27/99 | A tentative map for a commercial subdivision (TM-0013-99) approved by the Planning Commission. Staff recommended approval. |

B) Pre-Application Meeting

- | | |
|----------|--|
| 11/21/03 | Staff discussed the requirements for a special use permit. |
|----------|--|

SUP-3518 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

C) Neighborhood Meetings

12/22/03 There were 11 residents in attendance of the required neighborhood meeting for the accompanying General Plan amendment (GPA-3516). The residents did not object to the General Plan amendment; however, they had concerns, which are listed as follows:

1. Adjacent residents do not want the development to have access to Sunny Springs Lane
2. Concern about drainage in the area
3. A 30-foot buffer was previously proposed along the eastern property line within which was to be located a trail. A road along the eastern boundary was discussed as an alternative.
4. Concern about two story homes backing up to the eastern boundary, at a higher elevation, overlooking the homes directly to the east.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.51

B) Existing Land Use

Subject Property	Undeveloped
North	Across Sunny Springs Lane – Single family residential
South	Undeveloped
East	Single family residential
West	Across Tule Springs Road – Undeveloped

C) Planned Land Use

Subject Property	SC-TC (Service Commercial-Town Center)
North	Across Sunny Springs Lane – PCD (Planned Commercial Development)
South	SC-TC (Service Commercial-Town Center)
East	PCD (Planned Commercial Development)
West	Across Tule Springs Road – SC-TC (Service Commercial-Town Center)

SUP-3518 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

D) Existing Zoning

Subject Property	T-C (Town Center)
North	Across Sunny Springs Lane – R-CL
South	T-C (Town Center)
East	R-PD6
West	Across Tule Springs Road – TC

E) General Plan Compliance

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A gated residential development with private streets is not permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A gated residential development with private streets is permitted in this classification; however, that staff has recommended this change in land use be denied (see staff report for GPA-3516).

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan- Town Center	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood Buffer		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

According to the *Master Plan Transportation Trails Element*, A multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but the applicant prefers to place the trail around the south and west sides. Either location provides access through the property and meets the intent of the Trails Element. Its connection to the trail extending over the future Elkhorn Overpass of U.S. 95 will be accomplished when the bridge is designed and constructed.

ANALYSIS

A) Zoning Code Compliance

Compliance with the Zoning Code is addressed in the staff report for the accompanying application for site plan review (SDR-3519).

DDS

B) General Analysis and Discussion

- Zoning

The subject site is currently designated TC (Town Center). A gated residential development with private streets is permitted in this zoning district.

- Use

The proposed use is a "gated community with private streets." It is allowed in all residential zoning districts, subject to the conditions listed below.

- Conditions

The conditions for a "gated communities with private streets" are:

1. Abutting public street stubs from previously approved adjacent development shall be terminated in a cul-de-sac or shall be extended to connect to another public street.
2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse that traffic throughout the street network
3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The proposed development appears to comply with the standards for a gated community. The over-riding concern is the proposed residential use, which is not appropriate for the area. Single family residential development does not advance Town Center objectives.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed land use of single-family dwellings may be harmonious and compatible with existing surrounding land uses, as the adjacent properties are presently developed with single-family dwellings. However, the request does not advance the long term goal objectives and policies for Town Center.

SUP-3518 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

The future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences along the south side of the property, may result in traffic conditions that are somewhat unfavorable to the residents.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

The property is physically suitable for residential development, although, as stated above, the future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences, may result in traffic conditions that are somewhat unfavorable to the residents.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Two streets, Sunny Springs Lane and Tule Springs Road, provide access to this property. Both streets are adequate in size to accommodate the traffic from the proposed development.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

As discussed in the accompanying application for a General Plan amendment, the proposed residential development is inconsistent with the overall objectives of the General Plan. However, the requested Special Use Permit does not exacerbate this inconsistency.

NOTICES MAILED 729 [Mailed with GPA-3516 & SDR-3519]

APPROVALS 0

PROTESTS 1

VAR



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3518** APN: 125-16-410-002

Name of Property Owner: UPTOWN L P

Name of Applicant: RICHMOND AMERICAN HOMES

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

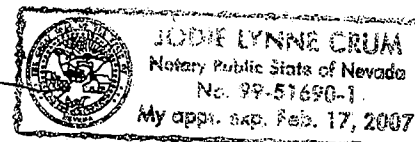
Signature of Property Owner/Authorized Agent:

Print Name: CAROLYN MICHELL

Subscribed and sworn before me

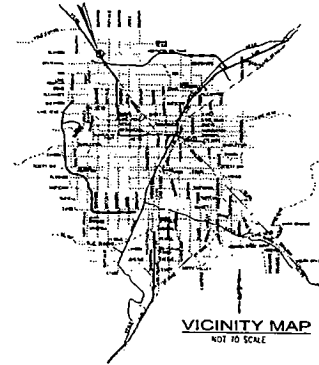
This 10 day of November 2003

Notary Public in and for said County and State

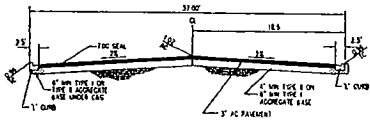
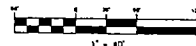


ELKHORN / TULE SPRINGS

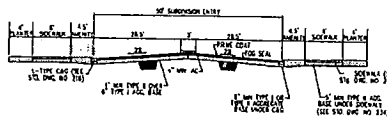
PROJECT SITE



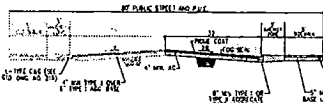
VICINITY MAP
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT
STANDARDS



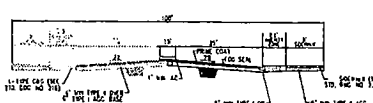
60' PRIVATE ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS
DEVELOPMENT STANDARDS



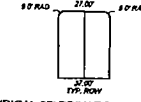
80' PUBLIC STREET SECTION (TULE SPRINGS RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



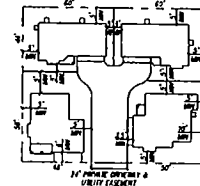
80' STREET SECTION (SUNNY SPRINGS LN.)
NOT TO SCALE (EXISTING, FULLY IMPROVED)



100' PUBLIC STREET SECTION (ELKHORN RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER PRIMARY ARTERIAL)



TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



COURT DETAIL (TYPICAL)
1" = 10'

APN: 125-16-415
OWNER: SUMMIT @ ELKHORN
SPRINGS
ZONE: R-6
LANDUSE: TC-MIA

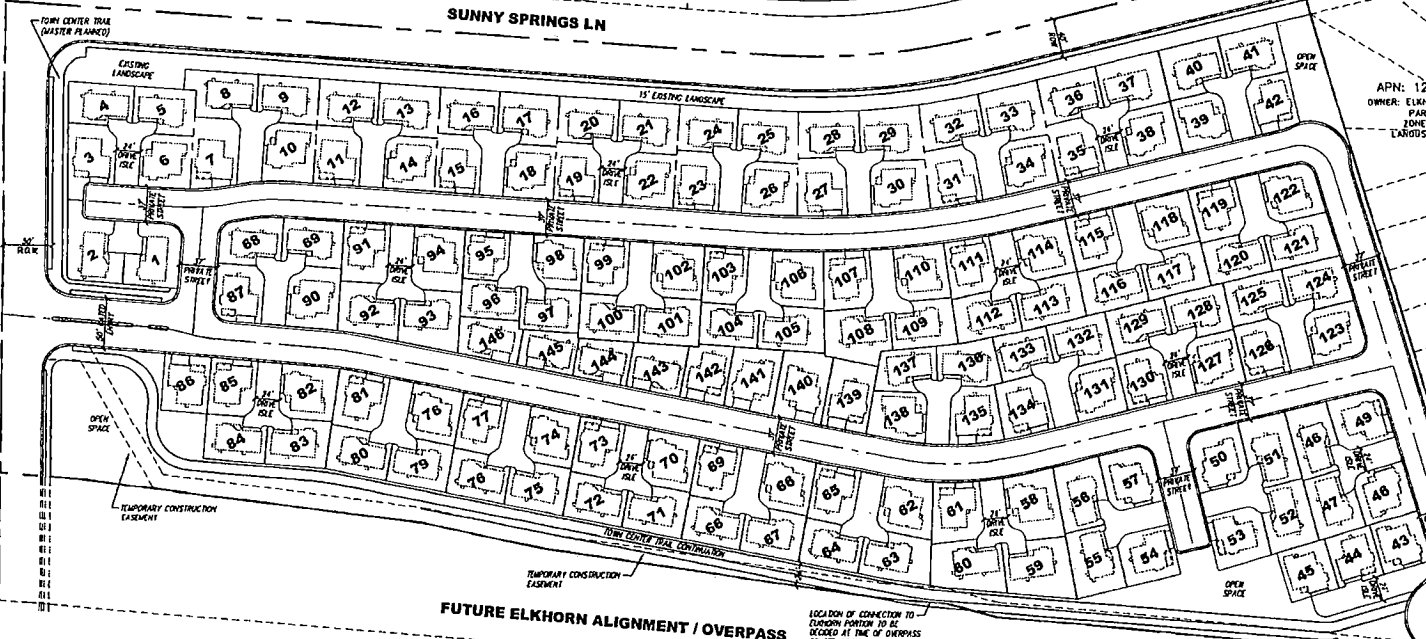
APN: 125-16-414
OWNER: ELKHORN SPRINGS -
PHASE 2A
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-16-418
OWNER: ELKHORN SPRINGS -
PARCEL 36
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-17-802-007
OWNER: ELKHORN SPRINGS
REDUCTION INC.
ZONE: T-C
LANDUSE: TC-MIA

TULE SPRINGS RD

SUNNY SPRINGS LN



FUTURE ELKHORN ALIGNMENT / OVERPASS

DEVELOPER
RICHMOND AMERICAN HOMES
2150 WEST PEAK DRIVE
STE. 217
LAS VEGAS, NEVADA 89128

OWNERS
OPTIMUM L.P.
2200 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL
NUMBER:
125-16-410-002

OVERALL TABULATIONS

EXISTING ZONING — TOWN CENTER
EXISTING LAND USE — SERVICE COMMERCIAL
PROPOSED LAND USE — RESIDENTIAL
CROSS ACRES — 12.51 ACRES +/-
LOT COUNT — 148
DENSITY — 8.33 DUA +/-
OPEN SPACE REQUIRED — 2.3 ACRES (100,166 SF)
OPEN SPACE PROVIDED — 2.37 ACRES +/- (102,153 SF)

REVISED
1.16.09

SUP-3518

RICHMOND AMERICAN HOMES			
7150 WEST PEAK DRIVE, SUITE 217 LAS VEGAS, NEVADA (702) 740-8800			
TETRA TECH, INC.			
1401 N. Durbin Ave. Suite 100, Las Vegas, Nevada 89104 (702) 244-0900			
SITE PLAN TO ACCOMPANY G.P.A. / S.D.P.R. / S.U.P.			
ELKHORN / TULE SPRINGS CITY OF LAS VEGAS, NEVADA			
P02243-0020			
SHEET 1			
1 OF 1			

ELKHORN / TULE SPRINGS

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
●	CHITALPA TASMANTENSIS CHITALPA	24" BOX	11
●	PROSTOPS GLANDULOSA "WAVENOK" THORNLESS TEXAS HONEY MESQUITE	15" BOX	11
●	QUERCUS WORMANA "HERITAGE" HERITAGE LIVE OAK	15" BOX	11
●	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25" 140H	11

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - GREYING ACACIA	1 GALLON
CASSIA ARTEMISORDES - TEAFLYING CASSIA	3 GALLON
CALLYNDREA CORNUTELLA - PARRY BUTTER	3 GALLON
CONVOLVULUS CHEIRAN - BUSH MORNING GLORY	3 GALLON
DALEA GREGGII - MEXICO BUSH	3 GALLON
ERIGLOA FLORENSA - BUTTERFLYBUSH	3 GALLON
HEPERALOE PARVIFLORA - RED YUCCA	3 GALLON
LANTANA MONTEVIDEOSA - BLOOMING LANTANA	1 GALLON
LEUCOPHYLLUM LAUREA - CHINA PLANT SAGE	3 GALLON
JARDINEROSIA CANTILLAN'S REGAL MIST - REGAL MIST DEER GRASS	3 GALLON
ROSEMARYS OFFICINALIS - ROSEMARY	3 GALLON
SALVIA CLEVELAND - CLEVELAND SAGE	3 GALLON
SALVIA GRECA - GREEK SAGE	3 GALLON
TEUFRUM CHAMAEADRYS	3 GALLON
VERBENA RHOA - RHOA VERBENA	1 GALLON

BOTANICAL/COMMON NAME



DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

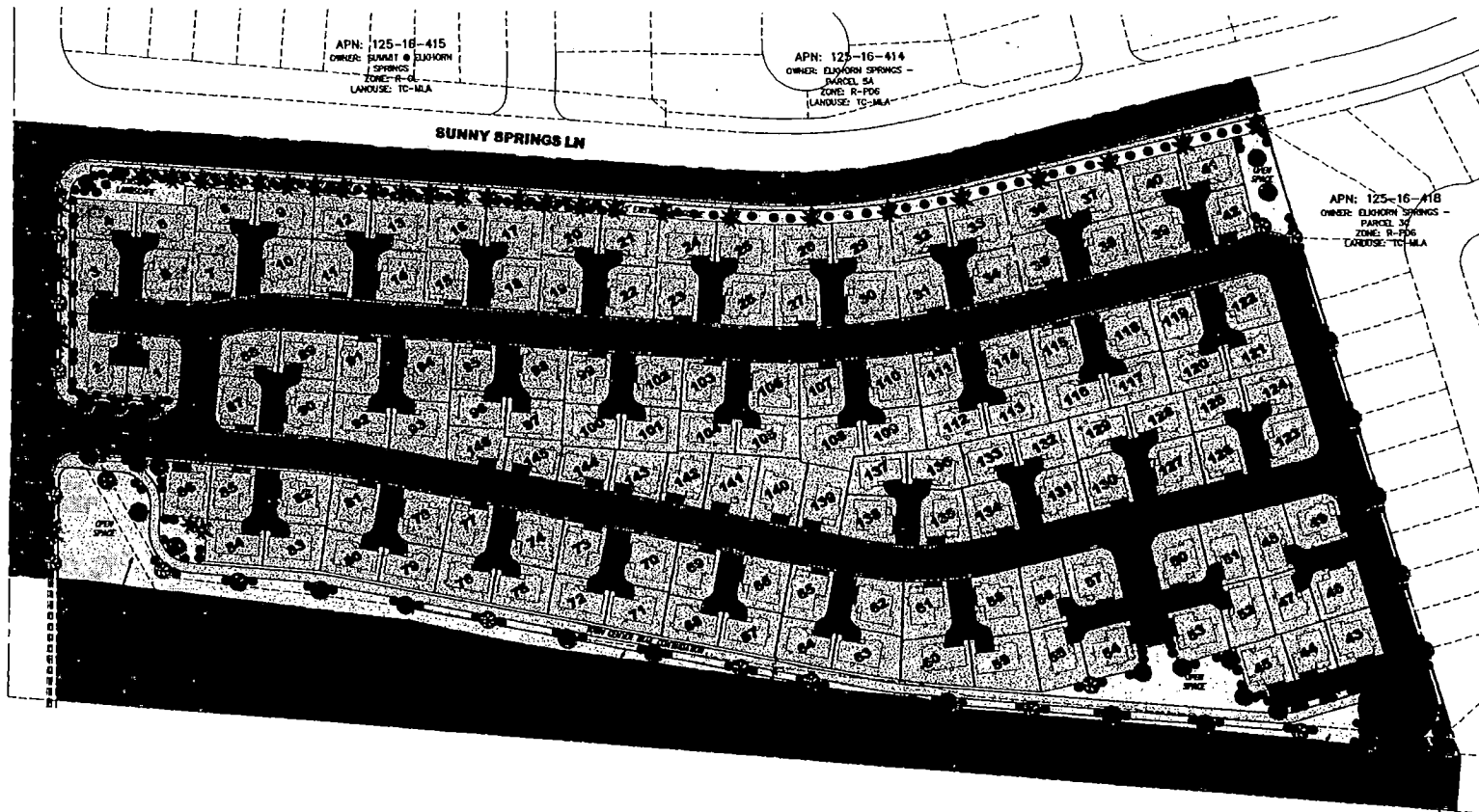
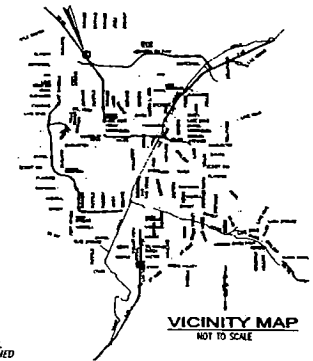
OWNERS
UPDOWN L.P.
7202 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-16-410-002

OVERALL TABULATIONS

EXISTING ZONING: TOWN CENTER
EXISTING LAND USE: SERVICE COMMERCIAL
PROPOSED LAND USE: MEDIUM-LOW ATTACHED RESIDENTIAL
GROSS ACREAGE: 17.51 ACRES +/-
LOT COUNT: 148
DENSITY: 8.53 DUA +/-
OPEN SPACE REQUIRED: 1.8 ACRES (78,408 SF)
OPEN SPACE PROVIDED: 1.93 ACRES +/- (83,950 SF)

PROJECT SITE



APN: 125-16-415
OWNER: RICHMOND AMERICAN HOMES
ZONING: R-10
LANDUSE: TC-MIA

TULE SPRINGS RD

APN: 125-16-415
OWNER: RICHMOND AMERICAN HOMES
ZONING: R-10
LANDUSE: TC-MIA

APN: 125-16-414
OWNER: ELKHORN SPRINGS
ZONING: R-10
LANDUSE: TC-MIA

APN: 125-16-418
OWNER: ELKHORN SPRINGS
ZONING: R-10
LANDUSE: TC-MIA

REVISED
1.16.04

SUP-3518

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 246-5500

SITE PLAN TO ACCOMPANY
ZONE CHANGE & SDPR

DATE: 11/1/2003
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
SCALE: 1" = 100'

DATE: 11/1/2003
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
SCALE: 1" = 100'

TETRA TECH, INC.
101 N. BOWLING GREEN, SUITE 100
LAS VEGAS, NEVADA 89101
(702) 246-5500

ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

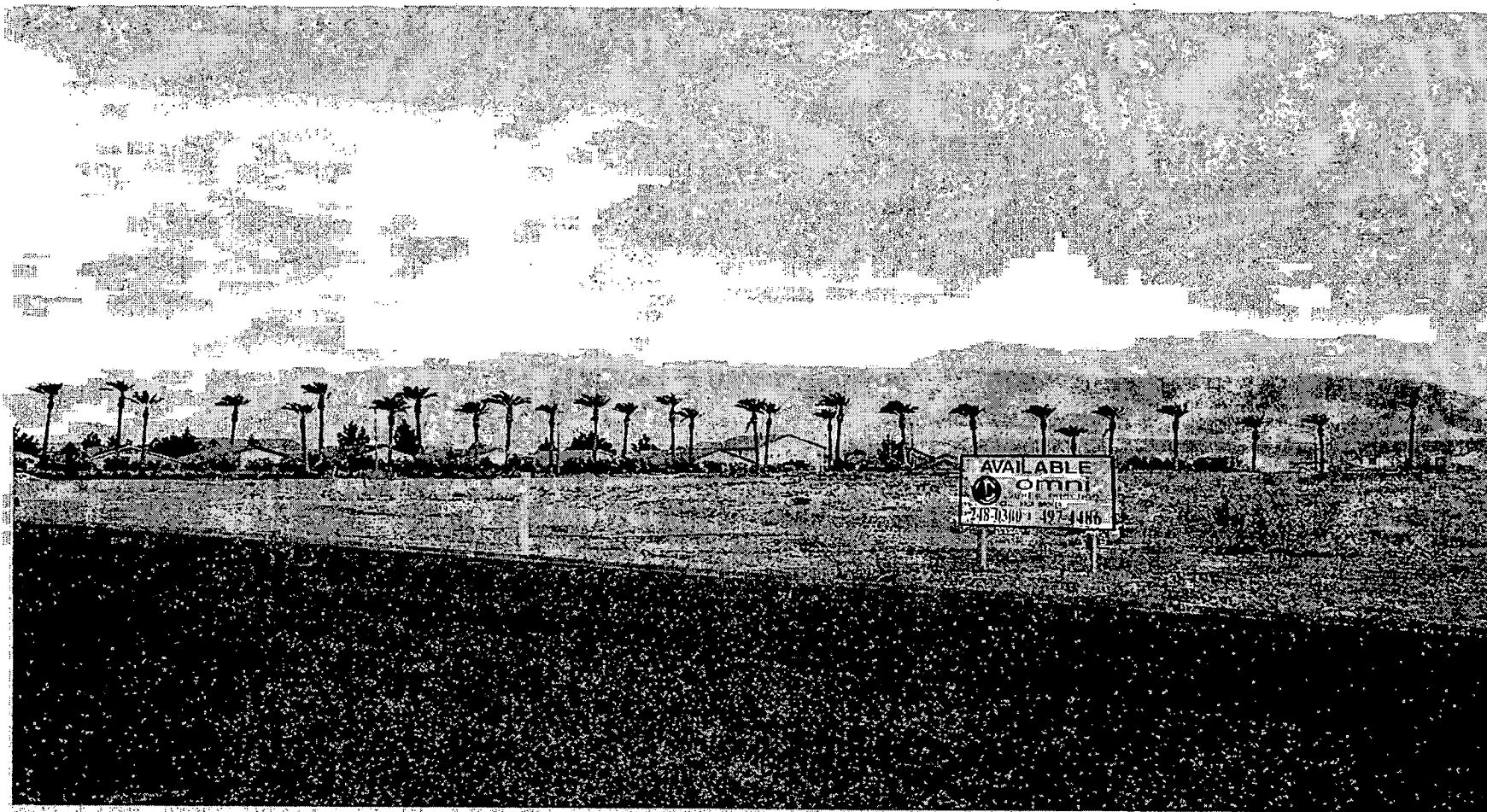
PROJECT NO. P02243-0020

DATE: 11/1/2003
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
SCALE: 1" = 100'



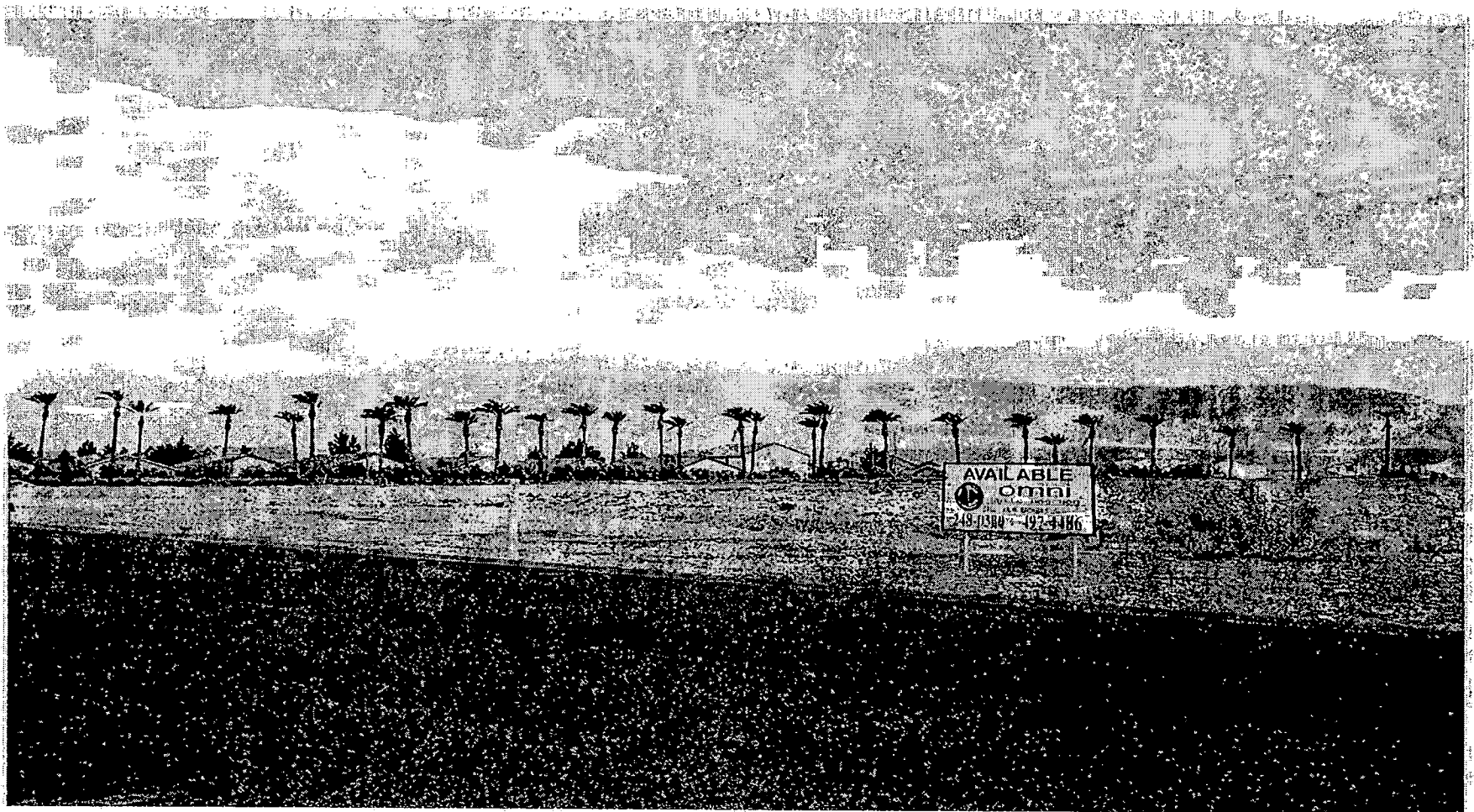
SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

Harley J. Mann
Diane K. Mann
355 Prince George Rd.
Las Vegas, NV 89123

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 2004

TIME: 5:00 P.M.

LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-3518

REQUEST BY RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP FOR A SPECIAL USE PERMIT FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER ADJACENT TO THE SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD (APN: 125-16-410-002), T-C (TOWN CENTER) ZONE, WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



*Please deny the request -
gated communities slow
traffic down to much -*

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

1/12/04

SEE LOCATION MAP ON REVERSE SIDE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition #25 to strike the last sentence of the condition – Motion carried with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 72 [GPA-3516] for related discussion.

(12:20 – 12:51)

5-1480

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

2. A Special Use Permit (SUP-3518) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the Master Plan Transportation Trails Element. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
23. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.
24. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

25. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the entry as shown does not meet standards and must be addressed prior to approval of a Tentative Map.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council
2. A Special Use Permit (SUP-3518) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.

SDR-3519 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the *Master Plan Transportation Trails Element*. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.

SDR-3519 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
23. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

SDR-3519 - Conditions Page Four
January 22, 2004 - Planning Commission Meeting

24. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the entry as shown does not meet standards and must be addressed prior to approval of a Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a proposed 146-lot single-family residential development on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road.

B) Applicant's Justification

The applicant indicates that the design, as submitted, is comparable to the development adjacent to this site, and would be more conducive to the surrounding area than the Service Commercial development originally intended for this parcel.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 05/23/97 | Temporary commercial permit for a temporary selection trailer was issued by the Planning and Development Department. |
| 06/9/97 | A site development review for a proposed option and landscape center SD-5-97 approved administratively by the Planning and Development Department. |
| 07/10/97 | A site development review for a Watt Homes home buyers option and landscape center Z-0075-90 (16) was approved by the Planning Commission. |
| 05/27/99 | A Tentative Map for a commercial subdivision (TM-0013-99) approved by the Planning Commission. Staff recommended approval. |

B) Pre-Application Meeting

- | | |
|----------|--|
| 11/21/03 | Staff discussed the requirements for a Special Use Permit. |
|----------|--|

SDR-3519 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

C) Neighborhood Meetings

12/22/03 There were 11 residents in attendance of the required neighborhood meeting for the accompanying General Plan amendment (GPA-3516). The residents did not object to the General Plan amendment; however, they had concerns, which are listed as follows:

1. Adjacent residents do not want the development to have access to Sunny Springs Lane
2. Concern about drainage in the area
3. A 30-foot buffer was previously proposed along the eastern property line within which was to be located a trail. A road along the eastern boundary was discussed as an alternative.
4. Concern about two story homes backing up to the eastern boundary, at a higher elevation, overlooking the homes directly to the east.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.51

B) Existing Land Use

Subject Property	Undeveloped
North	Across Sunny Springs Lane – Single family residential
South	Undeveloped
East	Single family residential
West	Across Tule Springs Road – Undeveloped

C) Planned Land Use

Subject Property	SC-TC (Service Commercial-Town Center)
North	Across Sunny Springs Lane – PCD (Planned Commercial Development)
South	SC-TC (Service Commercial-Town Center)
East	PCD (Planned Commercial Development)
West	Across Tule Springs Road – SC-TC (Service Commercial-Town Center)

SDR-3519 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

D) Existing Zoning

Subject Property	T-C (Town Center)
North	Across Sunny Springs Lane – R-CL
South	T-C (Town Center)
East	R-PD6
West	Across Tule Springs Road – TC

E) General Plan Compliance

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A residential development is not permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A residential development is permitted in this classification; however, staff has recommended this change in land use be denied (see staff report for GPA-3516).

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Town Center	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

According to the *Master Plan Transportation Trails Element*, A multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but the applicant prefers to place the trail around the south and west sides. Either location provides access through the property and meets the intent of the Trails Element. Its connection to the trail extending over the future Elkhorn Overpass of U.S. 95 will be accomplished when the bridge is designed and constructed.

INTERAGENCY ISSUES

None

PROJECT DESCRIPTION

The proposed development is proposed to consist of 146 single-family homes on 17.51 acres within Town Center, at a density of approximately 8.33 dwelling units per acre. The site has been designed with approximately 1.93 acres (83,956 square feet) of open space. The multi-use transportation trail system that traverses through this site has been incorporated into the design of the site. Streets within this gated development are to be 37 feet wide privately maintained rights-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Site Development Plan establishes the Development Standards within a TC (Town Center) District. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards	
Typical Lot Size	Approximately 2600 square feet
Min. Setbacks	
• Front to Garage (Front loading)	3.5 to 5 feet
• Front to House/side loading garage	5 to 10 feet
• Side	5 to 10 feet
• Corner	5 to 10 feet
• Rear	5 to 10 feet
Max. Building Height	App. 25 feet

The proposed setbacks of 3.5 to 5 feet to the garage, 5 to 10 feet to the front of the house or a side loading garage, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear are very narrow but acceptable setbacks for this development. The setbacks are consistent with the setbacks of the adjacent development. The submitted house plans depict the tallest house to be approximately 25 feet high (height of roof not indicated). The building height of the proposed dwellings meet the Title 19 standards of 2 stories or 35 feet whichever is less.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Use	Required Ratio
Single Family Dwellings	Two spaces per dwelling unit

All the proposed floor plans depict two car garages with minimum 3.5- to 5-foot long driveways. Title 19 requires each single-family detached residential dwelling to be provided with a minimum of two parking spaces. The applicant is providing dwellings with two car garages. The required number of spaces has been provided within the garages.

Since no driveways are provided for additional parking, visitors and others must park along the private streets. Each private street is 37 feet in width. With parking on both sides of the street, no more than 20 feet will be left for vehicular travel. This is not particularly a problem for vehicular access but may result in a problem for the Fire Department. Consequently, whether parking should be allowed along the private streets needs to be evaluated by the Fire Department. If parking on the streets is restricted then additional off street parking bays strategically located throughout the development should be provided.

A transportation trail is required through this development. The trail is proposed to be located along the south and west sides of the development. The applicant/owner shall be responsible for its construction according to the standards of the *Master Plan Transportation Trails Element*. A typical cross-section of the trail should be shown on the plans. It is not clear by the plans how the trail will eventually connect with an extension of the trail along the future Elkhorn Road overpass over U.S. 95. The trail should be shown stubbing out to a location along Elkhorn Road; a public access easement should be granted to the public for access to the trail; and it should be unimpeded by utility structures or perimeter walls.

The Department of Public Works has the following comment:

- Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

SDR-3519 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
- 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

A4) Landscape and Open Space Standards

Pursuant to subsection E.G of the Town Center Development Standards Manual (page 135), residential development with private streets in Town Center must comply with the R-PD standards for open space of Title 19. As a result, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
17.51 acres	8.3 upa	1.65	13.70 %	2.40 acres	11.02%	1.93 acres

The proposed development meets the requirement for open space in a conventional Town Center residential development; however, because the development is a gated community with private streets, it is required to meet the requirements for a R-PD (Residential-Planned Development District). An additional 0.47 acres of open space must be provided.

SDR-3519 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

Pursuant to the Town Center standards, the following streets and street standards apply to the subject proposal:

Street Name	Street Designation	Town Center Standards	Proposed	Acceptable
Interior Streets	37' TC Public Residential Street	5-foot sidewalk and amenity zones are optional (37-foot ROW using 'L' curbing) with public streets	*Gated Private Streets - 37-foot street with no sidewalk nor amenity zone	No. Sidewalks should be provided along both sides

No interior sidewalks are proposed within the development. If parking is provided along the interior private streets, there will be no place for pedestrians to walk. Even if on-street parking is prohibited, pedestrians will be forced to walk in the streets. Sidewalks, therefore, should be provided along both sides of all private streets.

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Buffer: Min. Trees	One tree/30 linear feet	Not known	Not known

The number of trees being provided for the site is not indicated. The Town Center Standards require that canopy trees of a deciduous variety be planted no less than 30 feet on center along Tule Springs Road and the future Elkhorn Road. The plan shows palm trees along Tule Springs Road, which are not permitted. A landscape plan should be submitted to ascertain compliance with the landscape standards.

B) General Analysis and Discussion

- Zoning

The site is currently zoned as TC. This development would be consistent with the T-C (Town Center) zoning district.

- Site Plan

The site layout has many deficiencies as addressed in this report. A revised site plan, which addresses these concerns, should be submitted.

SDR-3519 - Staff Report Page Eight
January 22, 2004 - Planning Commission Meeting

- Waivers

No waivers are requested as part of this application.

- Elevation

All dwellings are proposed to have stucco exteriors with earth tones, and concrete tile roofs.

- Floor Plan

Variations of one floor plan are proposed. The homes are two stories in height and are approximately 2600 square feet. All the floor plans depict at a minimum a two car garage.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 land use of single-family dwellings may be harmonious and compatible with existing surrounding land uses, as the adjacent properties are presently developed with single-family dwellings. However, continuing residential in this portion of Town Center is not appropriate and can not be supported. If the proposal is approved, the conditions of approval recommended for this application and accompanying applications should give the adjacent residents the necessary protection they seek to avoid problems of potential incompatibility.

The future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences along the south side of the property, may result in traffic conditions that are somewhat unfavorable to the residents.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A gated residential development with private streets is not permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A gated residential development with private streets is permitted in this classification; however, that staff has recommended this change in land use be denied (see staff report for GPA-3516).

Compliance with the zoning ordinance has not been completely fulfilled, as addressed in this report. Therefore, a revised site plan needs to be submitted to ascertain compliance with other standards and requirements.

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

Site access is restricted to Tule Springs Road. Earlier plans to provide a street connection to Sunny Springs Lane has been abandoned. The adjacent residents were very much in favor of eliminating this access.

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

The landscaping and materials proposed for this development will be appropriate for the single-family residential character of the area. The tree selection will need to comply with the Town Center standards.

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;"

Adjacent residents indicated they were told a 30-foot buffer would be provided along the northerly and easterly property lines. The multi-use transportation trail was planned to be located within this area. The applicant is proposing to relocate the trail along the southerly and westerly property lines and to eliminate the 30-foot buffer. However, a recent revision to the site plan has been submitted with a street proposed along the easterly property line. This can be an acceptable alternative. A 20-foot buffer has been provided along Sunny Springs Lane.

SDR-3519 - Staff Report Page Ten
January 22, 2004 - Planning Commission Meeting

Other design characteristics will be evaluated prior to issuance of building permits for each lot. The proposed street and lot layout create an orderly and aesthetic environment and will be compatible with other development in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

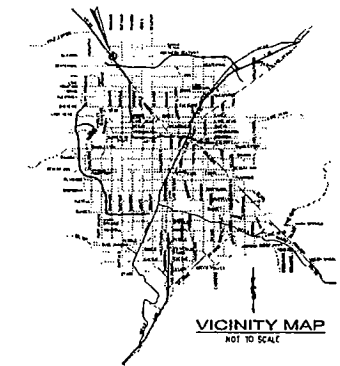
NOTICES MAILED 729 [Mailed with GPA-3516 & SUP-3518]

APPROVALS 0

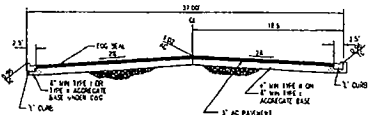
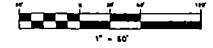
PROTESTS 1

ELKHORN / TULE SPRINGS

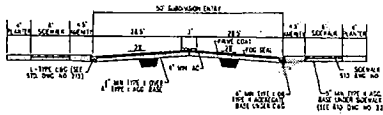
PROJECT SITE



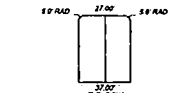
VICINITY MAP
NOT TO SCALE



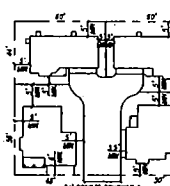
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS



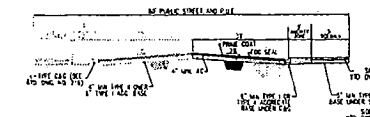
50' PRIVATE ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS DEVELOPMENT STANDARDS



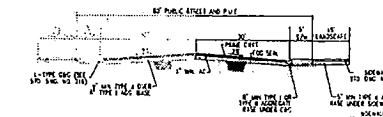
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



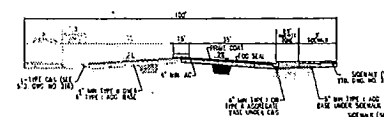
COURT DETAIL (TYPICAL)
1" = 40'



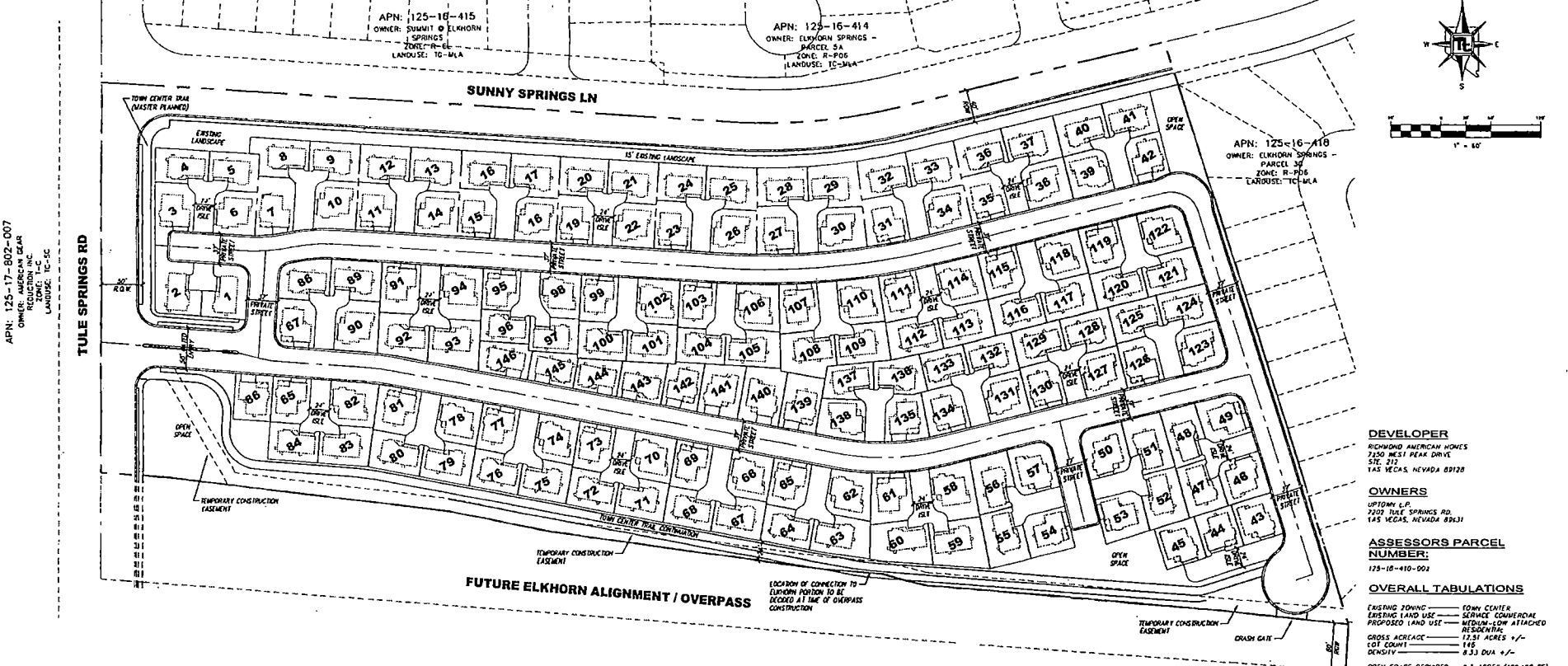
80' PUBLIC STREET SECTION (TULE SPRINGS RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS (TOWN CENTER ARTERIAL)



80' STREET SECTION (SUNNY SPRINGS LN.)
NOT TO SCALE (EXISTING, FULLY IMPROVED)



100' PUBLIC STREET SECTION (ELKHORN RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS (TOWN CENTER PRIMARY ARTERIAL)



DEVELOPER
RICHMOND AMERICAN HOMES
7150 WEST PEAR DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

OWNERS
UPTOWN L.P.
7201 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-16-410-001

OVERALL TABULATIONS

EXISTING ZONING	TOWN CENTER
EXISTING LAND USE	SERVICE COMMERCIAL
PROPOSED LAND USE	MEDIUM-LOW ATTACHED RESIDENTIAL
GROSS ACREAGE	12.51 ACRES +/-
LOT COUNT	145
DENSITY	8.33 DUA +/-
OPEN SPACE REQUIRED	2.3 ACRES (100,185 SF)
OPEN SPACE PROVIDED	2.32 ACRES +/- (103,159 SF)

REVISED
1.16.04

SDR-3519

SHEET		DATE		SCALE		SHEET NO.		SHEET TOTAL	
1		11/19/03		1" = 60'		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	
1		1		1		1		1	

ELKHORN / TULE SPRINGS

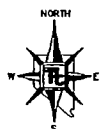
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
●	CHITALPA TASHMENTIDDS	24" DIA.	11
●	CHITALPA	15" DIA.	11
●	PROSOPIS GLANDULOSA "WATERBURY"	15" DIA.	11
●	THORNLESS TEXAS HONEY MESQUITE	15" DIA.	11
●	QUERCUS VARIANNA "HERITAGE"	15" DIA.	11
●	HERITAGE LIVE OAK	25" DIA.	11
●	WASHINGTON ROBUSTA HYBRID	25" DIA.	11
●	MEXICAN FAN PALM	25" DIA.	11

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIOPHYLLUM DROPHYLLA - FARTY DUSTER	5 GALLON
CONYLISSUS CHICORIN - BUSH MORNING GLORY	5 GALLON
DALEA GREZON - INDIGO BUSH	5 GALLON
ENCLELLA FARINOSA - BUTTERFLY BUSH	5 GALLON
NEOPORTULACA PARVIFLORA - RED RUCCA	5 GALLON
LANTANA MONTEVIDEOS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LATEGATUM - CHIHUAHUA SAGE	5 GALLON
WAXLEAFY CHAPARRAL TEGAL WEST - REGAL WEST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELAND - CHAPARRAL SAGE	5 GALLON
SALVIA OFFICIN - AUTUMN SAGE	5 GALLON
TEUCCARIUM CHAMADRIS	5 GALLON
VERBENA PUDICA - PUDIC VERBENA	1 GALLON

BOTANICAL/COMMON NAME



DEVELOPER
RICHMOND AMERICAN HOMES
2250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

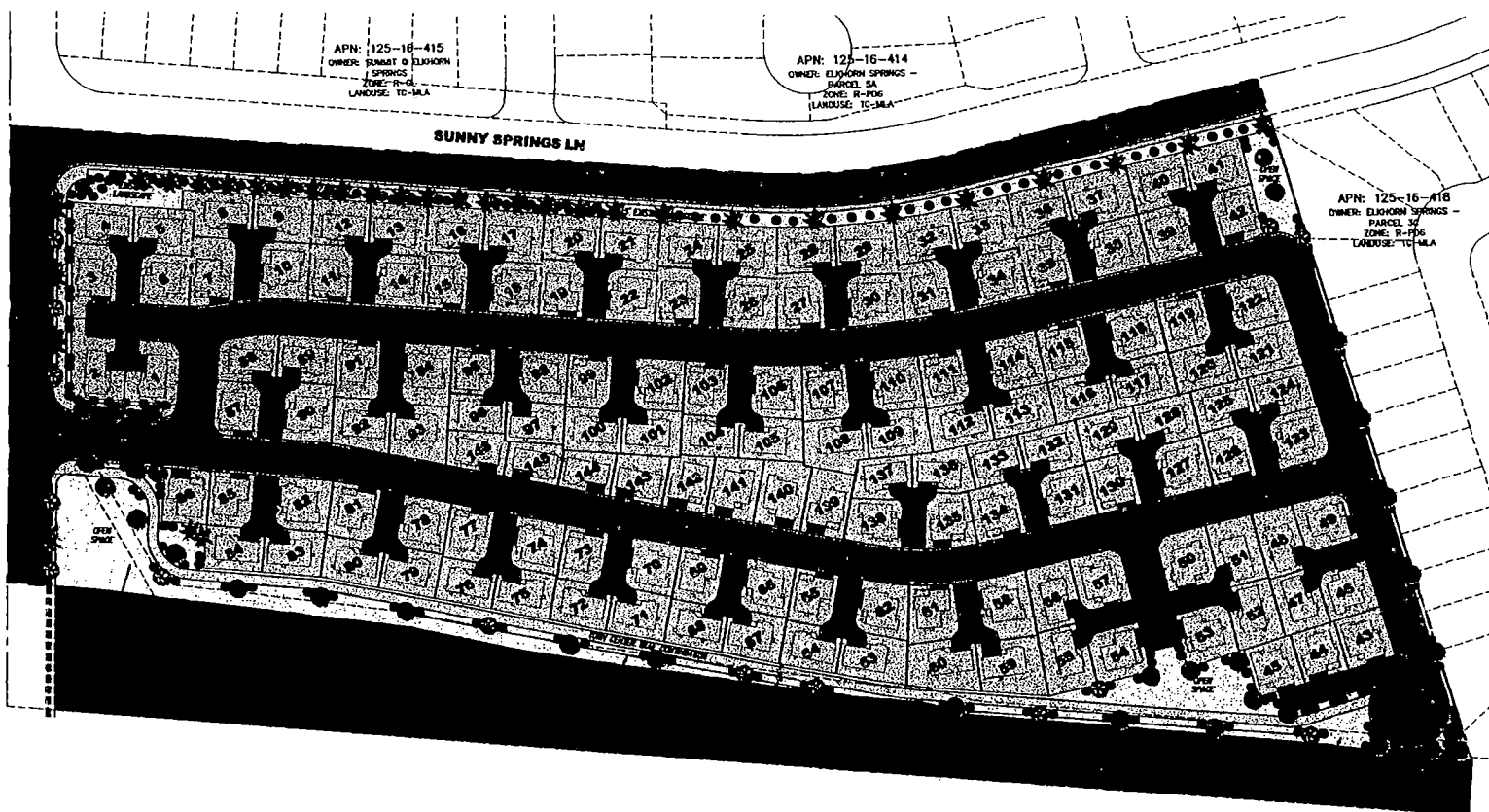
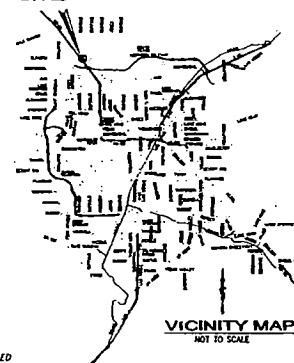
OWNERS
UPTOWN L.P.
7200 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-16-410-002

OVERALL TABULATIONS

EXISTING ZONING	TOWN CENTER
EXISTING LAND USE	SERVICE COMMERCIAL
PROPOSED LAND USE	MEDIUM-DENSITY ATTACHED RESIDENTIAL
GROSS ACREAGE	17.51 ACRES +/-
LOT COUNT	149
DENSITY	8.53 DUA +/-
OPEN SPACE REQUIRED	1.8 ACRES (78,408 SF)
OPEN SPACE PROVIDED	1.93 ACRES +/- (83,958 SF)

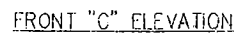
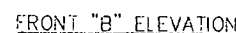
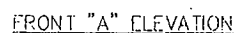
PROJECT SITE



RICHMOND AMERICAN HOMES	
2250 WEST PEAK DRIVE STE. 212 LAS VEGAS, NEVADA 89128 (702) 240-8800	
TETRA TECH, INC.	
1001 W. BURNHAM DR. SUITE 100, LAS VEGAS, NEVADA 89146 (702) 942-2000	
SITE PLAN TO ACCOMPANY ZONE CHANGE & SDPR	
ELKHORN / TULE SPRINGS CITY OF LAS VEGAS, NEVADA	
DATE: 11/10/2003	SCALE: 1" = 60'
DESIGNED BY: R. S. SUTHER	PROJECT NO. P02243-0020
CHECKED BY: R. S. SUTHER	
DATE: 11/10/2003	
SCALE: 1" = 60'	
PROJECT NO. P02243-0020	
SHEET 1 OF 1	

REVISED
11.6.04

SDR-3519



NOTE:
WINDOW HEADERS SHALL BE 18"
(UNLESS NOTED OTHERWISE)

0 KEYNOTES

--- CONCRETE ELEVATION NOTES

- [illegible]

VENT SCHED.

SECRET

1. ROOF VENTILATION SHALL COMPLY PER
U.B.C. 1505.3 -- EXCEPTION 1
-- SEE COVER SHEET FOR INFORMATION
ON REQUIRED ATTIC VENTILATION

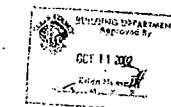
(A) $17^{\circ} 12'$	(B) $14^{\circ} 14'$	(C) $15^{\circ} 18'$	(D) $16^{\circ} 16'$
(E) $12^{\circ} 18'$	(F) $16^{\circ} 24'$	(G) $17^{\circ} 14'$	(H) $21^{\circ} 18'$
(I) $25^{\circ} 30'$	(J) $6^{\circ} 12'$	(K) $6^{\circ} 18'$	(L) $18^{\circ} 18'$
(M) $17^{\circ} 1/2$ POINT		(N) $18^{\circ} 1/2$ ROUND	

CASE: SDR-3519

JAN 22 2004

PC

ADMIN



LAS VEGAS DIVISION

RICHMOND
AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS & NORTH LAS VEGAS

FRONT ELEVATION OF A, B, & C

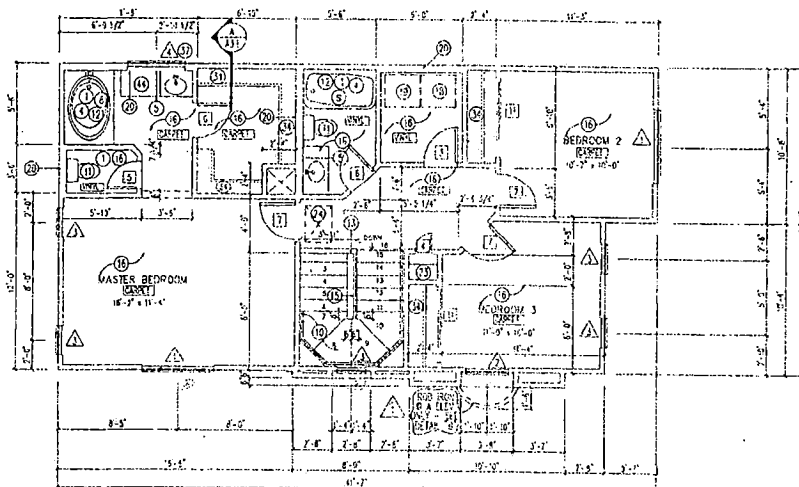
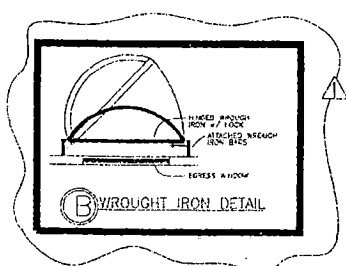
DRAWN BY	
E.D.H.	
DATE 3/01/02	
REV No.	DATE
1	07/10/02
2	08/10/02
3	
4	
5	
6	

QUART
1357

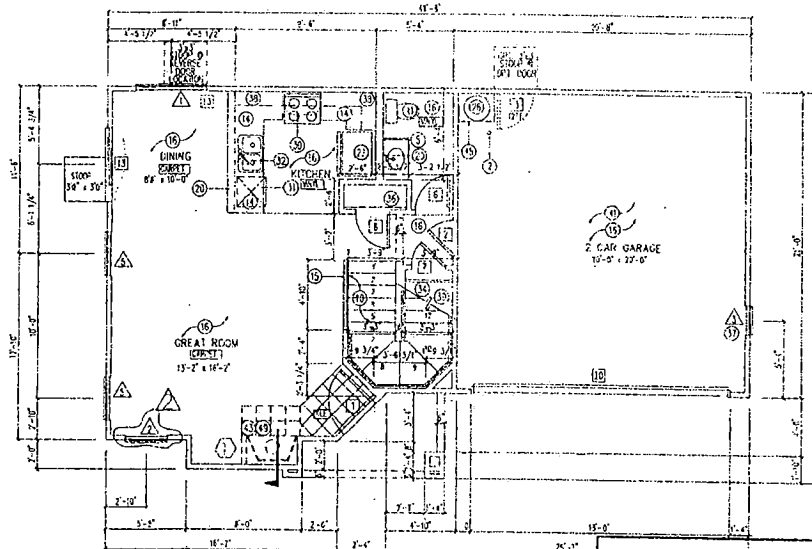
**RICHMOND @
RHODES RANCH**

SHEET No.:
A3

A



SECOND FLOOR



FIRST FLOOR

CASE: SDR-3519

JAN 22 2004

DOOR SCHED. **KEYNOTES**

NO.	TYPE	SIZE	FUNCTION
1	B	2'-0" x 6'-0"	SWING
2	A	2'-0" x 6'-0"	SWING
3	B	2'-0" x 6'-0"	SWING
4	B	2'-0" x 6'-0"	SWING
5	C	2'-0" x 6'-0"	SWING
6	C	2'-0" x 6'-0"	SWING
7	C	2'-0" x 6'-0"	SWING
8	C	2'-0" x 6'-0"	SWING
9	C	2'-0" x 6'-0"	SWING
10	C	2'-0" x 6'-0"	SWING
11	C	2'-0" x 6'-0"	SWING
12	C	2'-0" x 6'-0"	SWING
13	C	2'-0" x 6'-0"	SWING
14	C	2'-0" x 6'-0"	SWING
15	C	2'-0" x 6'-0"	SWING
16	C	2'-0" x 6'-0"	SWING
17	C	2'-0" x 6'-0"	SWING
18	C	2'-0" x 6'-0"	SWING
19	C	2'-0" x 6'-0"	SWING
20	C	2'-0" x 6'-0"	SWING
21	C	2'-0" x 6'-0"	SWING
22	C	2'-0" x 6'-0"	SWING
23	C	2'-0" x 6'-0"	SWING
24	C	2'-0" x 6'-0"	SWING
25	C	2'-0" x 6'-0"	SWING
26	C	2'-0" x 6'-0"	SWING
27	C	2'-0" x 6'-0"	SWING
28	C	2'-0" x 6'-0"	SWING
29	C	2'-0" x 6'-0"	SWING
30	C	2'-0" x 6'-0"	SWING
31	C	2'-0" x 6'-0"	SWING
32	C	2'-0" x 6'-0"	SWING
33	C	2'-0" x 6'-0"	SWING
34	C	2'-0" x 6'-0"	SWING
35	C	2'-0" x 6'-0"	SWING
36	C	2'-0" x 6'-0"	SWING
37	C	2'-0" x 6'-0"	SWING
38	C	2'-0" x 6'-0"	SWING
39	C	2'-0" x 6'-0"	SWING
40	C	2'-0" x 6'-0"	SWING
41	C	2'-0" x 6'-0"	SWING
42	C	2'-0" x 6'-0"	SWING
43	C	2'-0" x 6'-0"	SWING
44	C	2'-0" x 6'-0"	SWING
45	C	2'-0" x 6'-0"	SWING
46	C	2'-0" x 6'-0"	SWING
47	C	2'-0" x 6'-0"	SWING
48	C	2'-0" x 6'-0"	SWING
49	C	2'-0" x 6'-0"	SWING
50	C	2'-0" x 6'-0"	SWING
51	C	2'-0" x 6'-0"	SWING
52	C	2'-0" x 6'-0"	SWING
53	C	2'-0" x 6'-0"	SWING
54	C	2'-0" x 6'-0"	SWING
55	C	2'-0" x 6'-0"	SWING
56	C	2'-0" x 6'-0"	SWING
57	C	2'-0" x 6'-0"	SWING
58	C	2'-0" x 6'-0"	SWING
59	C	2'-0" x 6'-0"	SWING
60	C	2'-0" x 6'-0"	SWING
61	C	2'-0" x 6'-0"	SWING
62	C	2'-0" x 6'-0"	SWING
63	C	2'-0" x 6'-0"	SWING
64	C	2'-0" x 6'-0"	SWING
65	C	2'-0" x 6'-0"	SWING
66	C	2'-0" x 6'-0"	SWING
67	C	2'-0" x 6'-0"	SWING
68	C	2'-0" x 6'-0"	SWING
69	C	2'-0" x 6'-0"	SWING
70	C	2'-0" x 6'-0"	SWING
71	C	2'-0" x 6'-0"	SWING
72	C	2'-0" x 6'-0"	SWING
73	C	2'-0" x 6'-0"	SWING
74	C	2'-0" x 6'-0"	SWING
75	C	2'-0" x 6'-0"	SWING
76	C	2'-0" x 6'-0"	SWING
77	C	2'-0" x 6'-0"	SWING
78	C	2'-0" x 6'-0"	SWING
79	C	2'-0" x 6'-0"	SWING
80	C	2'-0" x 6'-0"	SWING
81	C	2'-0" x 6'-0"	SWING
82	C	2'-0" x 6'-0"	SWING
83	C	2'-0" x 6'-0"	SWING
84	C	2'-0" x 6'-0"	SWING
85	C	2'-0" x 6'-0"	SWING
86	C	2'-0" x 6'-0"	SWING
87	C	2'-0" x 6'-0"	SWING
88	C	2'-0" x 6'-0"	SWING
89	C	2'-0" x 6'-0"	SWING
90	C	2'-0" x 6'-0"	SWING
91	C	2'-0" x 6'-0"	SWING
92	C	2'-0" x 6'-0"	SWING
93	C	2'-0" x 6'-0"	SWING
94	C	2'-0" x 6'-0"	SWING
95	C	2'-0" x 6'-0"	SWING
96	C	2'-0" x 6'-0"	SWING
97	C	2'-0" x 6'-0"	SWING
98	C	2'-0" x 6'-0"	SWING
99	C	2'-0" x 6'-0"	SWING
100	C	2'-0" x 6'-0"	SWING

WDW. SCHED.

NO.	TYPE	SIZE	FUNCTION
1	A	2'-0" x 6'-0"	SWING
2	A	2'-0" x 6'-0"	SWING
3	A	2'-0" x 6'-0"	SWING
4	A	2'-0" x 6'-0"	SWING
5	A	2'-0" x 6'-0"	SWING
6	A	2'-0" x 6'-0"	SWING
7	A	2'-0" x 6'-0"	SWING
8	A	2'-0" x 6'-0"	SWING
9	A	2'-0" x 6'-0"	SWING
10	A	2'-0" x 6'-0"	SWING
11	A	2'-0" x 6'-0"	SWING
12	A	2'-0" x 6'-0"	SWING
13	A	2'-0" x 6'-0"	SWING
14	A	2'-0" x 6'-0"	SWING
15	A	2'-0" x 6'-0"	SWING
16	A	2'-0" x 6'-0"	SWING
17	A	2'-0" x 6'-0"	SWING
18	A	2'-0" x 6'-0"	SWING
19	A	2'-0" x 6'-0"	SWING
20	A	2'-0" x 6'-0"	SWING
21	A	2'-0" x 6'-0"	SWING
22	A	2'-0" x 6'-0"	SWING
23	A	2'-0" x 6'-0"	SWING
24	A	2'-0" x 6'-0"	SWING
25	A	2'-0" x 6'-0"	SWING
26	A	2'-0" x 6'-0"	SWING
27	A	2'-0" x 6'-0"	SWING
28	A	2'-0" x 6'-0"	SWING
29	A	2'-0" x 6'-0"	SWING
30	A	2'-0" x 6'-0"	SWING
31	A	2'-0" x 6'-0"	SWING
32	A	2'-0" x 6'-0"	SWING
33	A	2'-0" x 6'-0"	SWING
34	A	2'-0" x 6'-0"	SWING
35	A	2'-0" x 6'-0"	SWING
36	A	2'-0" x 6'-0"	SWING
37	A	2'-0" x 6'-0"	SWING
38	A	2'-0" x 6'-0"	SWING
39	A	2'-0" x 6'-0"	SWING
40	A	2'-0" x 6'-0"	SWING
41	A	2'-0" x 6'-0"	SWING
42	A	2'-0" x 6'-0"	SWING
43	A	2'-0" x 6'-0"	SWING
44	A	2'-0" x 6'-0"	SWING
45	A	2'-0" x 6'-0"	SWING
46	A	2'-0" x 6'-0"	SWING
47	A	2'-0" x 6'-0"	SWING
48	A	2'-0" x 6'-0"	SWING
49	A	2'-0" x 6'-0"	SWING
50	A	2'-0" x 6'-0"	SWING
51	A	2'-0" x 6'-0"	SWING
52	A	2'-0" x 6'-0"	SWING
53	A	2'-0" x 6'-0"	SWING
54	A	2'-0" x 6'-0"	SWING
55	A	2'-0" x 6'-0"	SWING
56	A	2'-0" x 6'-0"	SWING
57	A	2'-0" x 6'-0"	SWING
58	A	2'-0" x 6'-0"	SWING
59	A	2'-0" x 6'-0"	SWING
60	A	2'-0" x 6'-0"	SWING
61	A	2'-0" x 6'-0"	SWING
62	A	2'-0" x 6'-0"	SWING
63	A	2'-0" x 6'-0"	SWING
64	A	2'-0" x 6'-0"	SWING
65	A	2'-0" x 6'-0"	SWING
66	A	2'-0" x 6'-0"	SWING
67	A	2'-0" x 6'-0"	SWING
68	A	2'-0" x 6'-0"	SWING
69	A	2'-0" x 6'-0"	SWING
70	A	2'-0" x 6'-0"	SWING
71	A	2'-0" x 6'-0"	SWING
72	A	2'-0" x 6'-0"	SWING
73	A	2'-0" x 6'-0"	SWING
74	A	2'-0" x 6'-0"	SWING
75	A	2'-0" x 6'-0"	SWING
76	A	2'-0" x 6'-0"	SWING
77	A	2'-0" x 6'-0"	SWING
78	A	2'-0" x 6'-0"	SWING
79	A	2'-0" x 6'-0"	SWING
80	A	2'-0" x 6'-0"	SWING
81	A	2'-0" x 6'-0"	SWING
82	A	2'-0" x 6'-0"	SWING
83	A	2'-0" x 6'-0"	SWING
84	A	2'-0" x 6'-0"	SWING
85	A	2'-0" x 6'-0"	SWING
86	A	2'-0" x 6'-0"	SWING
87	A	2'-0" x 6'-0"	SWING
88	A	2'-0" x 6'-0"	SWING
89	A	2'-0" x 6'-0"	SWING
90	A	2'-0" x 6'-0"	SWING
91	A	2'-0" x 6'-0"	SWING
92	A	2'-0" x 6'-0"	SWING
93	A	2'-0" x 6'-0"	SWING
94	A	2'-0" x 6'-0"	SWING
95	A	2'-0" x 6'-0"	SWING
96	A	2'-0" x 6'-0"	SWING
97	A	2'-0" x 6'-0"	SWING
98	A	2'-0" x 6'-0"	SWING
99	A	2'-0" x 6'-0"	SWING
100	A	2'-0" x 6'-0"	SWING

RICHMOND
STATE CONTRACTORS ASSOCIATION
EXECUTIVE OFFICER
BRIAN J. MILLER, JR.

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY, NEVADA
LAS VEGAS, NV

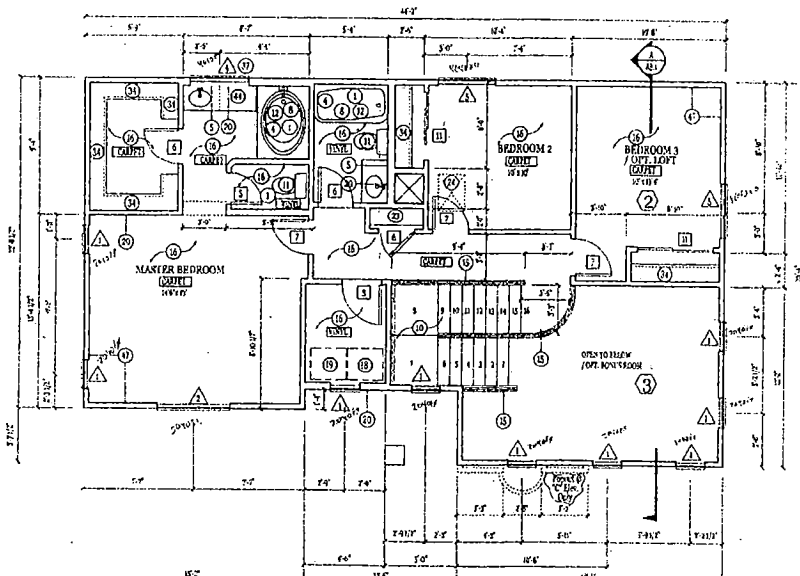
FLOOR PLAN (1st & 2nd FLOOR)

DATE: 3/22/02
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

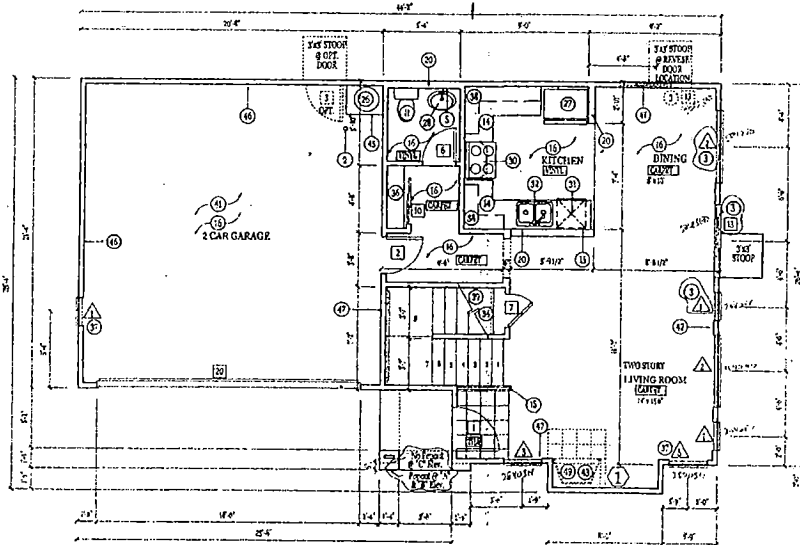
1357

RICHMOND
AMERICAN HOMES
CLARK COUNTY, NEVADA
LAS VEGAS, NV

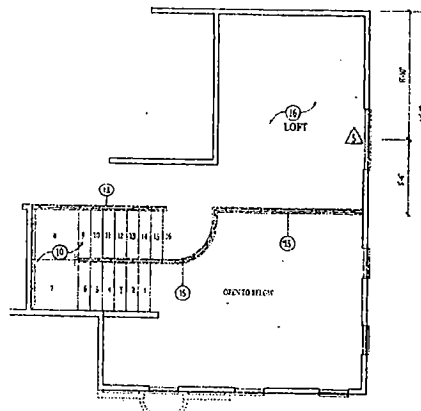
A2



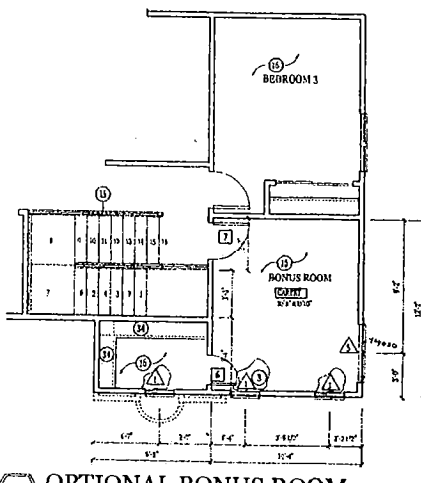
SECOND FLOOR



FIRST FLOOR



2 OPTIONAL LOFT



3 OPTIONAL BONUS ROOM

CASE: SDR-3519

JAN 22 2004

ADMIN.

DOOR SCHED.			KEYNOTES	
A = MAX OF 1 5/8" SOLID CORE WITH SELF CLOSER AND NIGHT FITTING INSIDE/OUT. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE B = SOLID CORE C = HOLLOW CORE D = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR F = GARAGE DOOR (SEE FRONT ELEVATION FOR APPEARANCE)			1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1993 N.D.S. STANDARDS 2. TYP. EXTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 16" O.C. w/ STUCCO OF FOAM BOARD I.C.B.O. #1555 3. TYP. INTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 24" O.C. w/ 1/2" GYP. BD. EACH SIDE (UNO) 4. GARAGE/ADJACENT AREA SEPARATION WALL AND ENTIRE INSIDE FACE OF GARAGE TO HAVE 5/8" TYPE 'X' GYPSUM BOARD.	
No.	TYPE	SIZE	FUNCTION	
1	B	3'-0" x 6'-0"	SWING	1. INTERIOR PARTITION WALL TO SHOWER, 1/2" W/ WALK-OUT TO COMPARTMENT WALLS
2	A	2'-0" x 6'-0"	SWING	2. TYPED GLASS
3	A	2'-0" x 6'-0"	SWING	3. TYP. TUB
4	C	1'-0" x 6'-0"	SWING	4. TYP. TUB
5	C	3'-0" x 6'-0"	SWING	5. TYP. TUB
6	C	2'-0" x 6'-0"	SWING	6. TYP. TUB
7	C	2'-0" x 6'-0"	SWING	7. TYP. TUB
8	C	2'-0" x 6'-0"	SWING	8. TYP. TUB
9	C	2'-0" x 6'-0"	SWING	9. TYP. TUB
10	C	2'-0" x 6'-0"	SWING	10. TYP. TUB
11	C	2'-0" x 6'-0"	SWING	11. TYP. TUB
12	C	2'-0" x 6'-0"	SWING	12. TYP. TUB
13	C	2'-0" x 6'-0"	SWING	13. TYP. TUB
14	C	2'-0" x 6'-0"	SWING	14. TYP. TUB
15	C	2'-0" x 6'-0"	SWING	15. TYP. TUB
16	C	2'-0" x 6'-0"	SWING	16. TYP. TUB
17	C	2'-0" x 6'-0"	SWING	17. TYP. TUB
18	C	2'-0" x 6'-0"	SWING	18. TYP. TUB
19	C	2'-0" x 6'-0"	SWING	19. TYP. TUB
20	C	2'-0" x 6'-0"	SWING	20. TYP. TUB
21	C	2'-0" x 6'-0"	SWING	21. TYP. TUB
22	C	2'-0" x 6'-0"	SWING	22. TYP. TUB
23	C	2'-0" x 6'-0"	SWING	23. TYP. TUB
24	C	2'-0" x 6'-0"	SWING	24. TYP. TUB
25	C	2'-0" x 6'-0"	SWING	25. TYP. TUB
26	C	2'-0" x 6'-0"	SWING	26. TYP. TUB
27	C	2'-0" x 6'-0"	SWING	27. TYP. TUB
28	C	2'-0" x 6'-0"	SWING	28. TYP. TUB
29	C	2'-0" x 6'-0"	SWING	29. TYP. TUB
30	C	2'-0" x 6'-0"	SWING	30. TYP. TUB
31	C	2'-0" x 6'-0"	SWING	31. TYP. TUB
32	C	2'-0" x 6'-0"	SWING	32. TYP. TUB
33	C	2'-0" x 6'-0"	SWING	33. TYP. TUB
34	C	2'-0" x 6'-0"	SWING	34. TYP. TUB
35	C	2'-0" x 6'-0"	SWING	35. TYP. TUB
36	C	2'-0" x 6'-0"	SWING	36. TYP. TUB
37	C	2'-0" x 6'-0"	SWING	37. TYP. TUB
38	C	2'-0" x 6'-0"	SWING	38. TYP. TUB
39	C	2'-0" x 6'-0"	SWING	39. TYP. TUB
40	C	2'-0" x 6'-0"	SWING	40. TYP. TUB
41	C	2'-0" x 6'-0"	SWING	41. TYP. TUB
42	C	2'-0" x 6'-0"	SWING	42. TYP. TUB
43	C	2'-0" x 6'-0"	SWING	43. TYP. TUB
44	C	2'-0" x 6'-0"	SWING	44. TYP. TUB
45	C	2'-0" x 6'-0"	SWING	45. TYP. TUB
46	C	2'-0" x 6'-0"	SWING	46. TYP. TUB
47	C	2'-0" x 6'-0"	SWING	47. TYP. TUB
48	C	2'-0" x 6'-0"	SWING	48. TYP. TUB
49	C	2'-0" x 6'-0"	SWING	49. TYP. TUB
50	C	2'-0" x 6'-0"	SWING	50. TYP. TUB
51	C	2'-0" x 6'-0"	SWING	51. TYP. TUB
52	C	2'-0" x 6'-0"	SWING	52. TYP. TUB
53	C	2'-0" x 6'-0"	SWING	53. TYP. TUB
54	C	2'-0" x 6'-0"	SWING	54. TYP. TUB
55	C	2'-0" x 6'-0"	SWING	55. TYP. TUB
56	C	2'-0" x 6'-0"	SWING	56. TYP. TUB
57	C	2'-0" x 6'-0"	SWING	57. TYP. TUB
58	C	2'-0" x 6'-0"	SWING	58. TYP. TUB
59	C	2'-0" x 6'-0"	SWING	59. TYP. TUB
60	C	2'-0" x 6'-0"	SWING	60. TYP. TUB
61	C	2'-0" x 6'-0"	SWING	61. TYP. TUB
62	C	2'-0" x 6'-0"	SWING	62. TYP. TUB
63	C	2'-0" x 6'-0"	SWING	63. TYP. TUB
64	C	2'-0" x 6'-0"	SWING	64. TYP. TUB
65	C	2'-0" x 6'-0"	SWING	65. TYP. TUB
66	C	2'-0" x 6'-0"	SWING	66. TYP. TUB
67	C	2'-0" x 6'-0"	SWING	67. TYP. TUB
68	C	2'-0" x 6'-0"	SWING	68. TYP. TUB
69	C	2'-0" x 6'-0"	SWING	69. TYP. TUB
70	C	2'-0" x 6'-0"	SWING	70. TYP. TUB
71	C	2'-0" x 6'-0"	SWING	71. TYP. TUB
72	C	2'-0" x 6'-0"	SWING	72. TYP. TUB
73	C	2'-0" x 6'-0"	SWING	73. TYP. TUB
74	C	2'-0" x 6'-0"	SWING	74. TYP. TUB
75	C	2'-0" x 6'-0"	SWING	75. TYP. TUB
76	C	2'-0" x 6'-0"	SWING	76. TYP. TUB
77	C	2'-0" x 6'-0"	SWING	77. TYP. TUB
78	C	2'-0" x 6'-0"	SWING	78. TYP. TUB
79	C	2'-0" x 6'-0"	SWING	79. TYP. TUB
80	C	2'-0" x 6'-0"	SWING	80. TYP. TUB
81	C	2'-0" x 6'-0"	SWING	81. TYP. TUB
82	C	2'-0" x 6'-0"	SWING	82. TYP. TUB
83	C	2'-0" x 6'-0"	SWING	83. TYP. TUB
84	C	2'-0" x 6'-0"	SWING	84. TYP. TUB
85	C	2'-0" x 6'-0"	SWING	85. TYP. TUB
86	C	2'-0" x 6'-0"	SWING	86. TYP. TUB
87	C	2'-0" x 6'-0"	SWING	87. TYP. TUB
88	C	2'-0" x 6'-0"	SWING	88. TYP. TUB
89	C	2'-0" x 6'-0"	SWING	89. TYP. TUB
90	C	2'-0" x 6'-0"	SWING	90. TYP. TUB
91	C	2'-0" x 6'-0"	SWING	91. TYP. TUB
92	C	2'-0" x 6'-0"	SWING	92. TYP. TUB
93	C	2'-0" x 6'-0"	SWING	93. TYP. TUB
94	C	2'-0" x 6'-0"	SWING	94. TYP. TUB
95	C	2'-0" x 6'-0"	SWING	95. TYP. TUB
96	C	2'-0" x 6'-0"	SWING	96. TYP. TUB
97	C	2'-0" x 6'-0"	SWING	97. TYP. TUB
98	C	2'-0" x 6'-0"	SWING	98. TYP. TUB
99	C	2'-0" x 6'-0"	SWING	99. TYP. TUB
100	C	2'-0" x 6'-0"	SWING	100. TYP. TUB

LAS VEGAS DIVISION
7250 West Peak Suite 212
LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
CLARK COUNTY, NEVADA
LAS VEGAS & NORTH LAS VEGAS

FLOOR PLAN (1st FLOOR & 2nd FLOOR)
WITH OPTIONS

DATE: 01/22/04
BY: J.E.
CHECKED: J.E.
APPROVED: J.E.

1418

RICHMOND & RHODES RANCH

PC



SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 2004

TIME: 5:00 P.M.

LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Harley Mann
Dianne Mann
355 Prince George Rd
89123

Shouse/law

SDR-3519

REQUEST BY RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON 17.51 ACRES ADJACENT TO THE SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD (APN: 125-16-410-002), T-C (TOWN CENTER) ZONE, WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



Please deny the request - the housing density is too high (8 houses per acre)

K. Walton 1/12/04

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-3539 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that the Post Office is a tenant in property he owns in California and is negotiating a lease in Las Vegas. Given the lack of economic effect, he would vote on the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the housekeeping item involving the existing Post Office. The property is being designated as public facility to make the land designation and land use consistent. Staff recommended approval.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 75 – GPA-3539

MINUTES – Continued:

There was no further discussion.

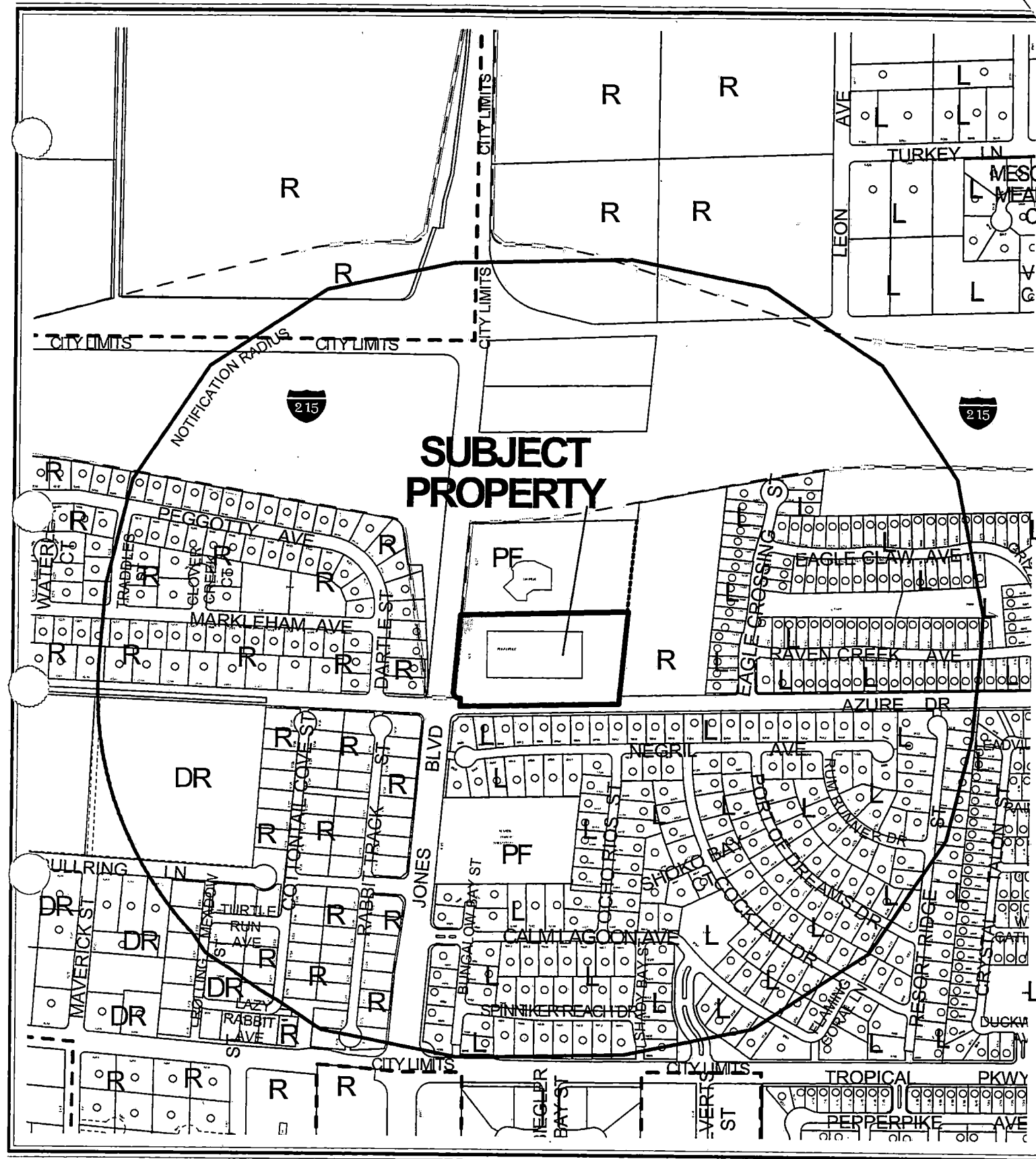
CHAIRMAN TRUSDELL declared the Public Hearing closed.

(12:51 – 12:52)

5-2789

C

C



CASE: GPA-3539

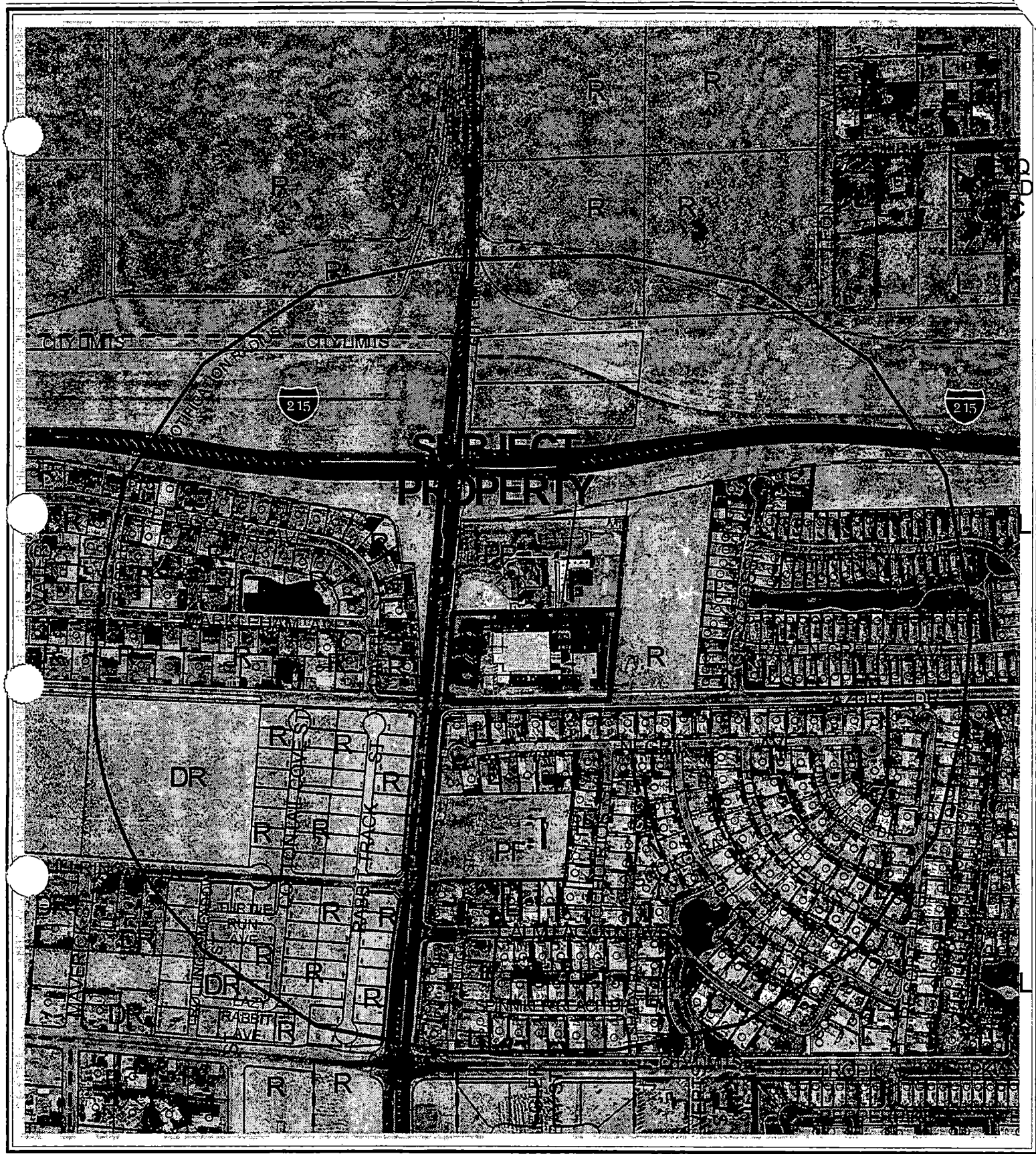
RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)





CASE: **GPA-3539**

ADJUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITY)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3539 - CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

AR

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the Centennial Hills Interlocal Land Use Plan land use designation for a 4.91-acre United States Post Office at the northeast corner of Azure Drive and Jones Boulevard from an R (Rural Density Residential) classification to a PF (Public Facility) classification.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Residential) land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 04/05/00 The City Council approved a rezoning (Z-0005-00) of this site to C-V (Civic).
- 09/06/00 The City Council approved the *Las Vegas 2020 Master Plan*. This site is within the Newly Developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural) land uses, with a maximum density of 3.5 dwelling units per acre.

DETAILS OF APPLICATION REQUEST

Site Area: 4.91 Acres

GPA-3539 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

EXISTING LAND USE

Subject Property	United States Post Office
North	Church
South	Single Family Dwellings
East	Undeveloped
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	R (Rural)
North	PF (Public Facilities)
South	L (Low Density Residential)
East	R (Rural)
West	R (Rural)

EXISTING ZONING

Subject Property	R-E (Residence Estates) under resolution of intent to C-V (Civic)
North	R-E (Residence Estates) under resolution of intent to C-V (Civic)
South	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East	R-E (Residence Estates) under resolution of intent to C-V (Civic)
West	R-PD3 (Residential Planned Development - 3 Units Per Acre)

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

ANALYSIS

The site is developed with a United States Post Office and is located at the intersection of Jones Boulevard (a Primary 100-foot Arterials) and Azure Drive. Adjacent to this parcel, Jones Boulevard carries approximately 13,975 automobiles per day, with Azure Drive carrying approximately 2,995 vehicles.

This amendment to the Land Use Element of the General Plan from R (Rural Density Residential) to PF (Public Facilities) was filed in order to match the land use designation of the site to its existing development. The parcel in question is located in an area of the City where all utilities are currently in place and available to this site.

FINDINGS

Title 19.18.030.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,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The intensity of development associated with the designation of this parcel for PF (Public Facilities) land uses is compatible with the surrounding land uses.

In regard to "2": the C-V (Civic) zoning designation is permitted in a PF (Public Facilities) land use classification and permits low-intensity uses such as governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

GPA-3539 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

In regard to "3": All public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

01/07/04 Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on January 7TH a neighborhood meeting sponsored by the applicant was conducted at the Mountain Crest Community Center. One person attended and was not opposed to this request.

NOTICES MAILED: 361 [Mailed with MOD-3508, ZON-3499 & VAR-3510]

APPROVALS: 0

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3539** APN: 125-25-101-012

Name of Property Owner: U.S. POSTAL SERVICE

Name of Applicant: CITY OF LAS VEGAS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

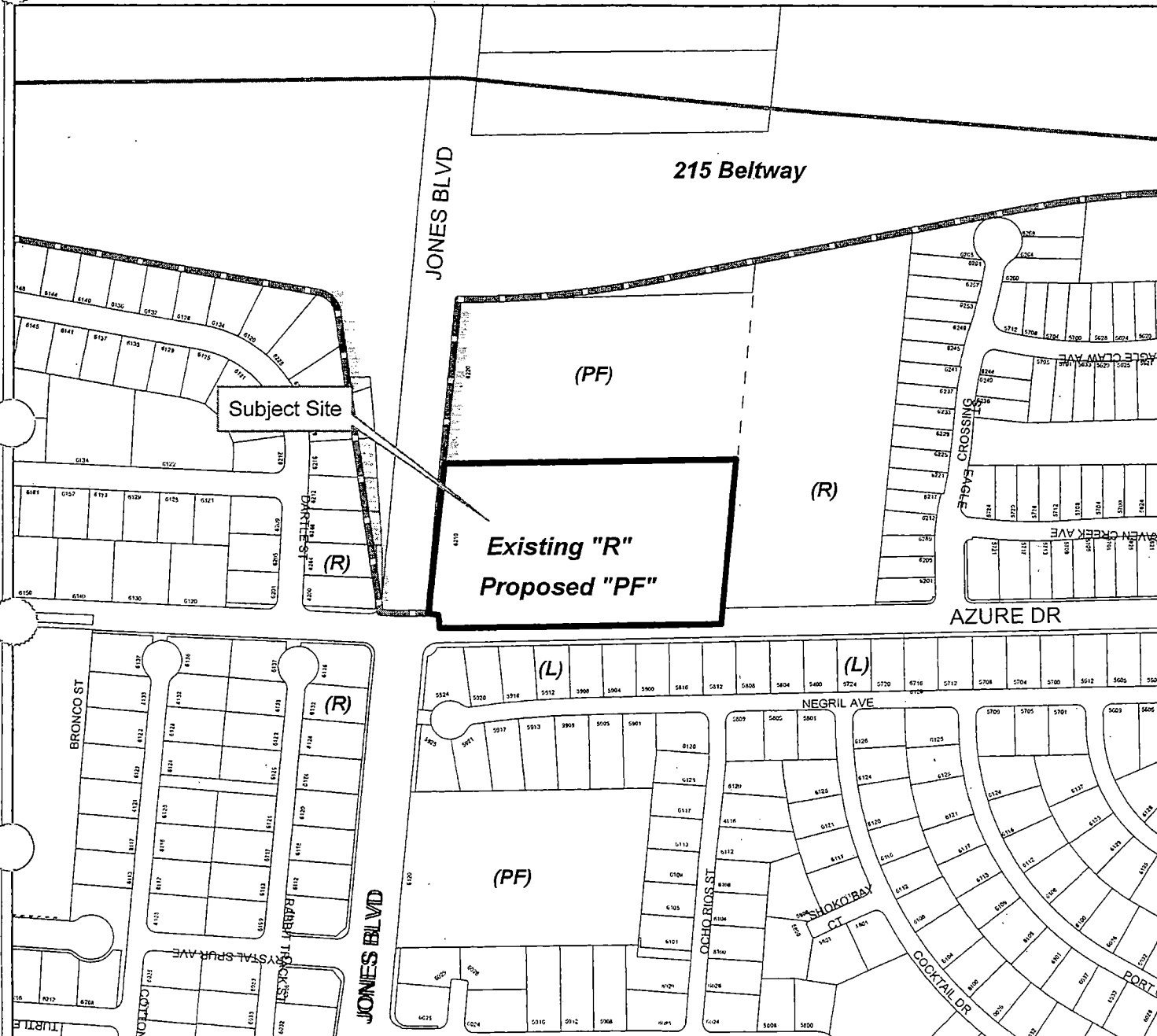
Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State

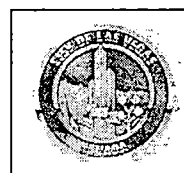
GENERAL PLAN AMENDMENT



6210 North Jones Boulevard
APN # 125-25-101-012
4.91 Acres

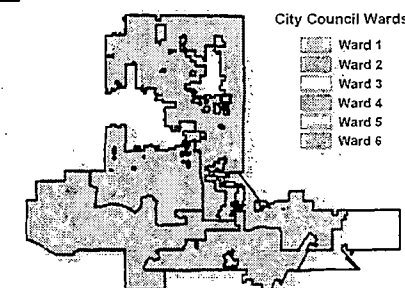
Existing General Plan Designation
R (Rural Density Residential)

Proposed General Plan Designation
PF (Public Facilities)

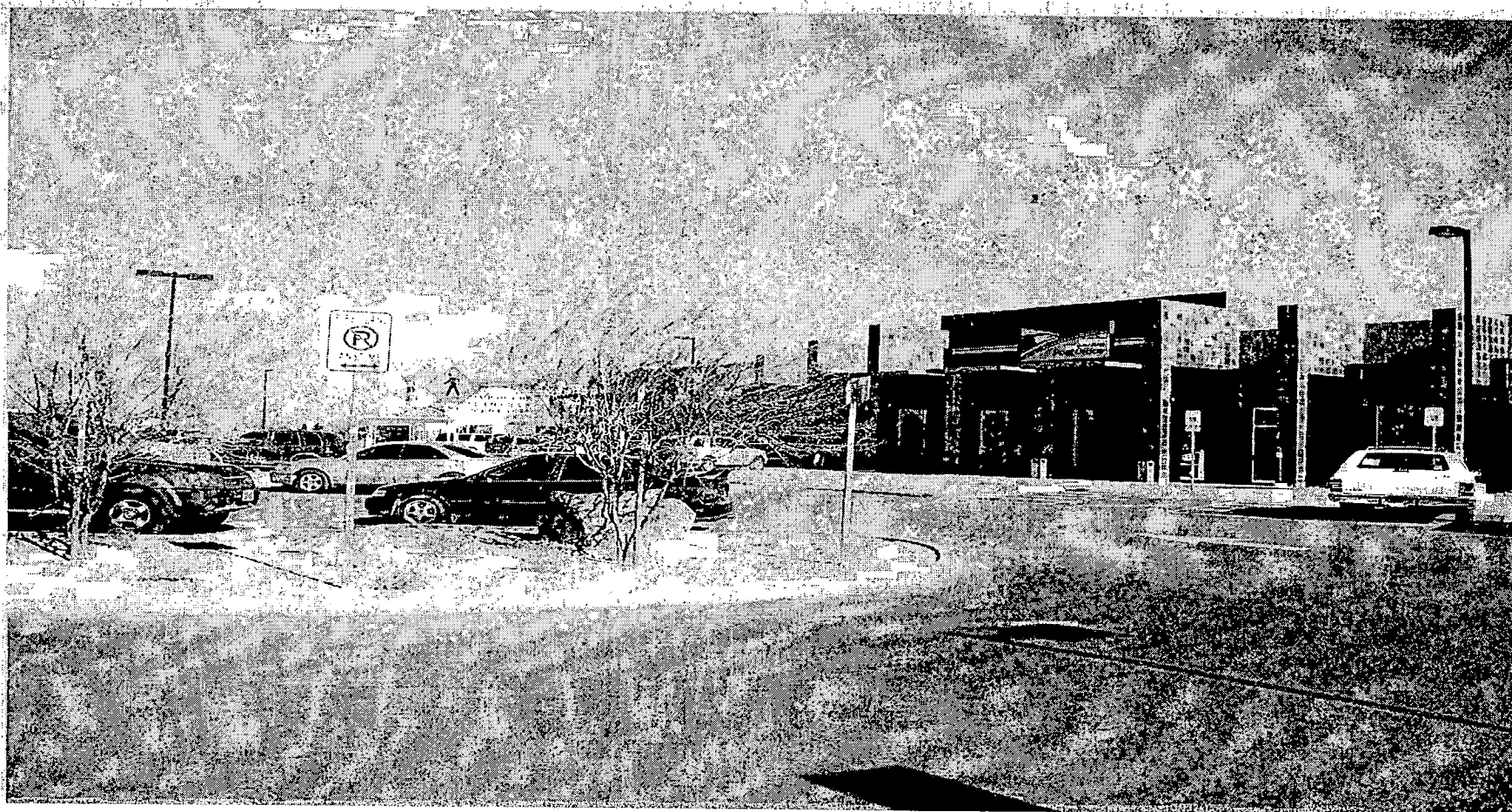


Created by: planningeis on Dec 10 2003

Due to continuous development activity
 this map is for reference only.

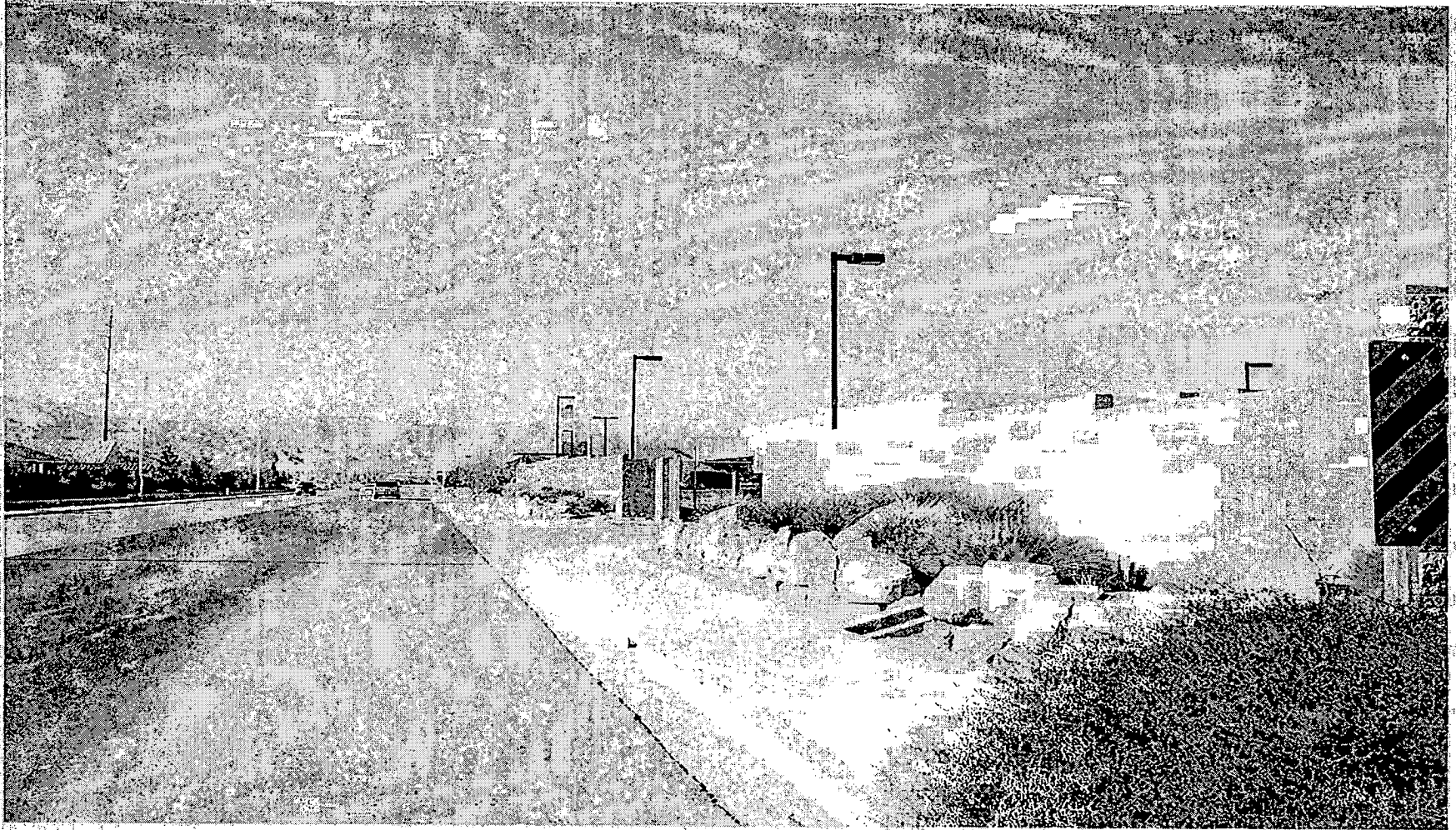


GPA-3539
1-22-04 PC



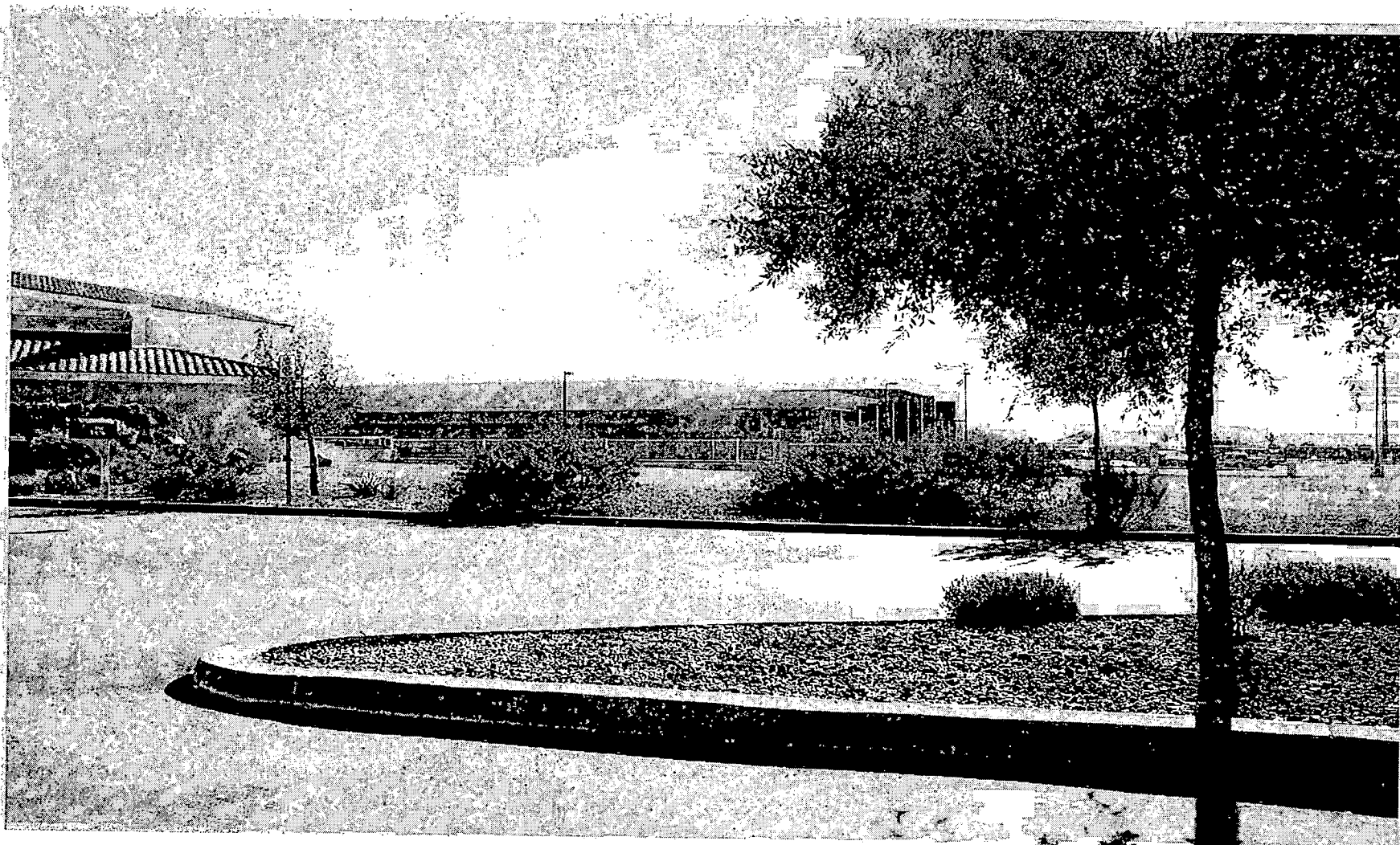
GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3539 - CITY OF LAS VEGAS
NORTHEAST CORNER OF AZURE DRIVE AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open on Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506].

ADRIENNE LOW, Planning and Development Department, explained that the five related applications would allow for development of a 32-lot single-family subdivision. The modification was evaluated as to the impact on anticipated mix of uses within the area. It was

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 76 – MOD-3508

MINUTES – Continued:

determined that the application would not increase overall density or negatively impact open space needs. The proposed PD zoning is consistent with all land within the Lone Mountain West Master Plan. The variance is for reduced open space in this development where the lots average 4,219 square feet and there is a 6500 square foot park. By eliminating one lot, the open space requirement could be met. The site plan depicts access from Alexander Road with a north/south street and two east/west cul-de-sacs off that street. A City park is planned to surround the project to the west and south. Staff would recommend an access from the south portion of the project. Lastly, there was no opposition to the related vacation. The vacation is for easements no longer needed for roadway purposes. Staff recommended approval of the modification, rezoning and vacation, but denial of the variance and, as a result of the failure to meet the open space requirement, of the site development plan review.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, pointed out the g land uses surrounding this project. The surrounding City park is not all traditional park, but includes the trailhead for the equestrian park. The proposed open space is interior to the project and fails to meet the requirement by approximately 4,000 square feet. That is justified because the intent is to provide pedestrian access to the surrounding City park. In addition, the developer voluntarily joined the Lone Mountain West Plan despite the additional park fees that are imposed. The justification would then apply to both the variance and site development plan. All other applications were recommended for approval. She concurred with the conditions.

KAREN RICHARDSON, 815 Pilot Rose, Suite B, appeared on behalf of the Center, a model for positive living, on the 5-acre parcel to the east of this project. One of the goals of the Center is to develop under the criteria established by the Green Building Council or Leadership in Environmental and Energy Design (LEED). Sustainability refers to both the building's energy performance and the impact on the environment and the land upon which it is built. She protested the proposed project. The site and its views were very important to the Center and a change in the adjacent parcel to residential would adversely impact sustainability and increase environmental impact. The variance emphasizes the project's failure to lend itself to sustainability. Removing service-commercial zoning means that the community will not have services it can walk to.

TODD FARLOW, 240 N. 19th Street, concurred with the comments made by MS. RICHARDSON. He encouraged sustainable architecture versus the routine cookie-cutter stuff usually presented. He discussed with MS. LOW the trail on the north side of Alexander as well as the equestrian trail to the west and in the park surrounding this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 76 – MOD-3508

MINUTES – Continued:

COMMISSIONER GOYNES agreed with comments about sustainability with reservations. This project is in proximity to a school and he could support the variance based upon that and adequate access to and from the school.

COMMISSIONER McSWAIN confirmed with ATTORNEY LAZOVICH that to the west will be the equestrian trail, to the south is the City site and she was uncertain about a school. MS. LOW clarified that the land use designation permits any of the outlined uses, including a park or school.

COMMISSIONER McSWAIN discussed with ROBERT GENZER, Director of Planning and Development Department, that a reverse rezoning from residential to commercial would be considered spot zoning based on the corner parcel. Currently, that parcel is zoned for a school and the issue would be compatibility with the school.

COMMISSIONER DAVENPORT expressed concern with the variance and failure to meet open space requirements. He discussed with ATTORNEY LAZOVICH the possibility elimination of one lot, creating two separated open spaces. It appeared to be more reasonable to utilize the adjacent open space. COMMISSIONER DAVENPORT suggested reducing the four larger lots adjacent to the park, adding the space to the interior park. However, even doing so would fail to meet the standard. ATTORNEY LAZOVICH expressed a concern with making a commitment and then finding out that there is a problem. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated that the condition could be added as part of the recommendation to City Council and the applicant could raise any problems at the Council hearing.

COMMISSIONER McSWAIN verified that the access would be created adjacent to the outside park. ATTORNEY LAZOVICH responded that the developer would be willing but the adjacent park is actually part of the equestrian trail and it may not be appropriate. It might be better to go to the south, to the traditional park. COMMISSIONER McSWAIN supported some type of access to the outside park and encouraged some type of the aesthetic enhancement of the proposed open space in exchange for the reduction.

There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed on Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 76 – MOD-3508

MINUTES - Continued:

NOTE: All discussion for Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506] was held under Item 76 [MOD-3508].

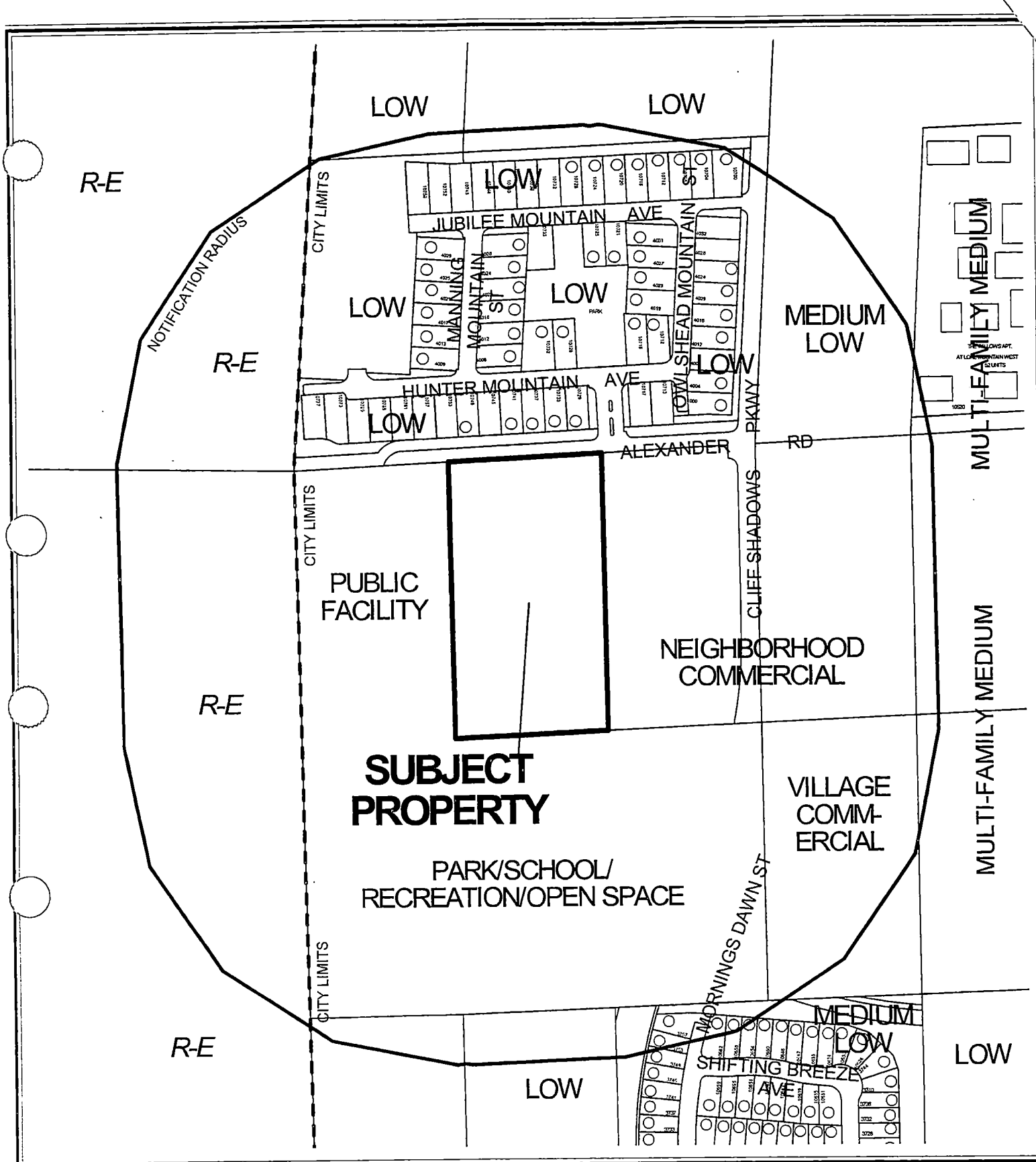
(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3499) to PD (Planned Development), Site Development Plan Review (SDR-3501), and Variance (VAR-3510) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.



CASE: MOD-3508

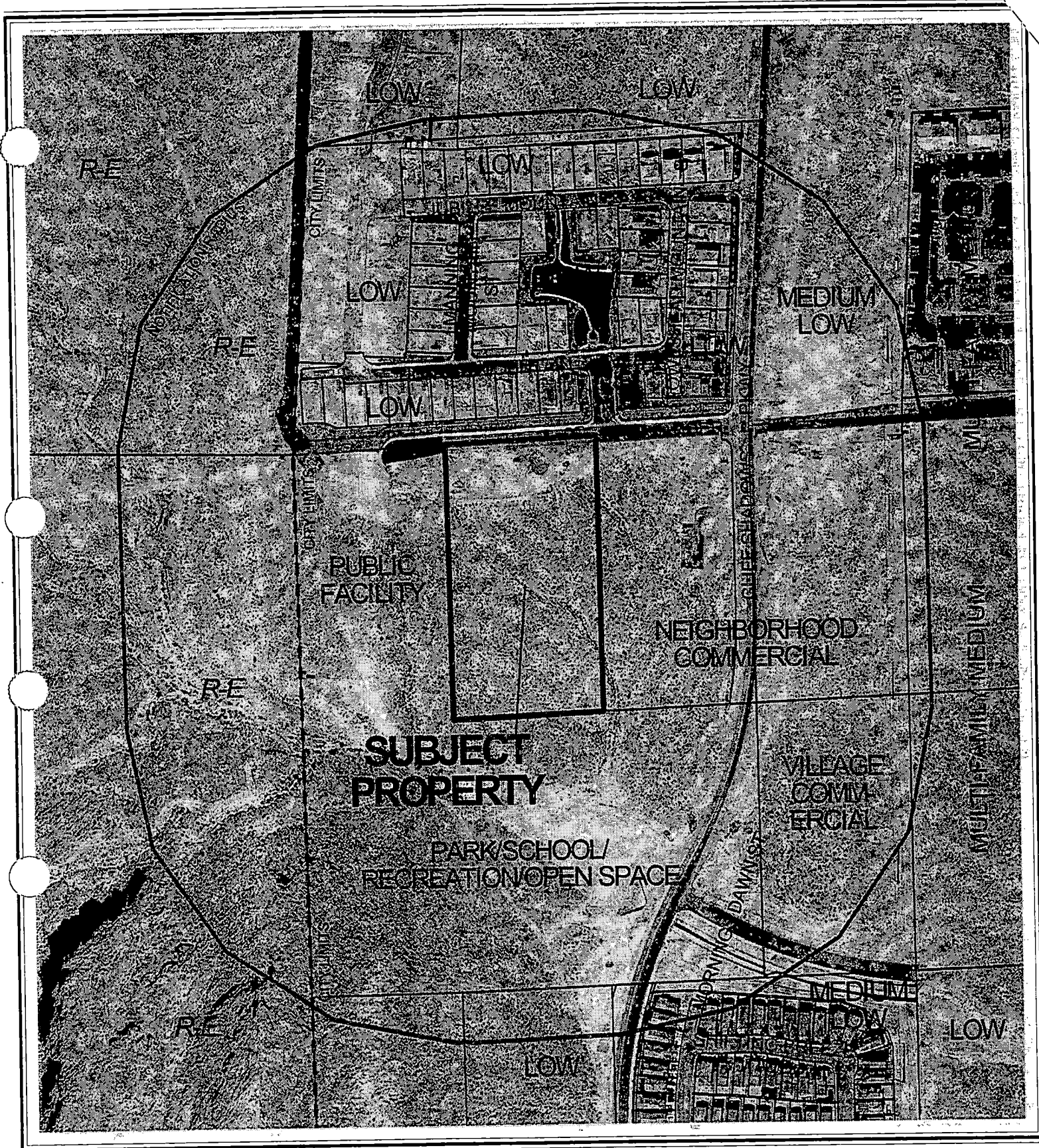
RADIUS: 750 FT

ONE MOUNTAIN WEST MASTER PLAN DESIGNATION OF SUBJECT PROPERTY:

NC (NEIGHBORHOOD COMMERCIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: MOD-3508

RADIUS: 750 FT

ONE MOUNTAIN WEST MASTER PLAN DESIGNATION OF SUBJECT PROPERTY:

NC (NEIGHBORHOOD COMMERCIAL)

PROPOSED LONE MOUNTAIN WEST MASTER PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND
SHERYL L. DIXON & ROBERTA BRADSHAW**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-3499) to PD (Planned Development), Site Development Plan Review (SDR-3501), and Variance (VAR-3510) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is intended to amend the Lone Mountain West Master Plan on property adjacent to the south side of Alexander Road and approximately 350 feet west of Cliff Shadows Parkway from NC (Neighborhood Commercial) to ML (Medium-Low Density Residential).

The proposed use is a 32-lot single family residential detached subdivision. Related requests for a Rezoning (ZON-3499) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), for a Variance (VAR-3510) to reduce open space requirements, and for a Site Plan Development Review (SDR-3501) for a 32-lot single family residential subdivision have also been submitted for this agenda.

B) Applicant's Justification

The applicant has justified the request by stating that a residential use is more consistent with the surrounding development - a single family subdivision to the north, a religious facility to the east and a public park to the west and south. According the applicant, a residential use is more harmonious than a commercial use with the surrounding community.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 14, 2003.

B) Pre-Application Meeting

10/21/03 At this meeting it was determined that this parcel needed to be added to the Lone Mountain West Master Plan and the land use designation needed to be amended to ML (Medium-Low Density Residential).

C) Neighborhood Meetings

No neighborhood meeting was required.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.49

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Residential
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property:
North: L (Low Density Residential) [Lone Mountain West Designation]
South: PF (Public Facility) [Lone Mountain West Designation]
East: SC (Service Commercial) [Lone Mountain West Designation]
West: PF (Public Facility) [Lone Mountain West Designation]

D) *Existing Zoning*

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
North: PD (Planned Development)
South: C-V (Civic)
East: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West: C-V (Civic)

E) *General Plan Compliance*

The General Plan designation on this property is PCD (Planned Community Development) and a related request has been submitted to amend the Lone Mountain West Master Plan to ML (Medium-Low Density Residential), which would bring the proposed use into compliance with that plan. If that request is not approved, this item cannot go forward.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain West		
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) Zoning Code Compliance

A related request has been submitted to rezone the site to PD (Planned Development), which is the intended zoning district for the Lone Mountain West Master Plan area (ZON-3499).

B) General Analysis and Discussion

The General Plan designation on this property is PCD (Planned Community Development) with special land use designation of NC (Neighborhood Commercial) in the Lone Mountain West Master Plan. Part of this request will amend the special land use designation to ML (Medium-Low Density Residential), which would bring the proposed use into compliance with that plan. If that request is not approved, this item cannot go forward.

The Lone Mountain West Master Plan contemplated open space needs as well as the need for commercial uses based on an anticipated amount of 1657 residential units. This request for a 32-lot residential subdivision will not negatively impact open space needs and will not substantially degrade opportunities for commercial development. The addition of the proposed residential units will not, by itself, increase the overall density above the maximum of 8 units per acre.

The proposed use will be compatible with surrounding uses to the north, west and south. Although commercial uses are planned to the east, that use has been anticipated at that location. With adequate buffering, single family uses can exist adjacent to commercial development.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

This request will result in a development that is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, wall and buffer standards and with the intent of the Lone Mountain Master Development Plan.

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."**

MOD-3508 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

The PD (Planned Development) Zoning District is the intended district for all of Lone Mountain West. This district supports large-scale planned communities, which includes supporting commercial uses.

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

The rezoning request is appropriate, as this parcel has been anticipated to become part of the Lone Mountain West Master Plan.

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.”**

Alexander Road accesses the site, a 60' right-of-way. This portion of Alexander Road serving the site will be constructed in accordance with a condition of approval of the related Rezoning application.

NOTICES MAILED 361 [Mailed with GPA-3539, ZON-3499 & VAR-3510]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-3508** APN: 137-12-101-001

Name of Property Owner: Tony L & Sheryl L Dixon & Roberta Bradshaw

Name of Applicant: RL Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

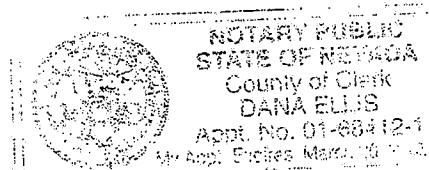
Signature of Property Owner/Authorized Agent:

Print Name: DAVID DIXON SHERYL L. DIXON

Subscribed and sworn before me

This 8th day of November, 2007

Notary Public in and for said County and State



LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45

LOVE MOUNTAIN WEST UNIT

LOT 1

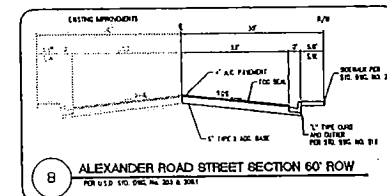
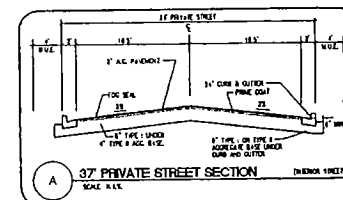
LOT 2

LOT 3

LOT 4

DEVELOPMENT DATA

PARCEL NO.	127-13-10-001
PRESENT LAND USE	WALSH COMMERCIAL (C-1)
REQUIRED LAND USE	WALSH LOW (L-1)
PRESENT ZONING	UNDEVELOPED (U)
REQUIRED ZONING	PD-4
PROPOSED USE	SMALL FAMILY RESIDENTIAL
SPECIAL PLANNING AREA	LINE MOUNTAIN WEST
GRASS AREA	+ 5.15 AC
NEW LOTAGE	+ 5.15 AC
NUMBER OF LOTS	+ 21
LOTS PER ACRE (PROV)	+ 1.8
OPEN SPACE REQUIRED	+ 15.84 AC
OPEN SPACE PROVIDED	+ 5.15 AC
EXCESSIVE LOT SIZE	+ 5.15 AC
STREETS	24' TO GARAGE
FRONT	15'
REAR	15'
SIDE	15'
OTHER SIDE	15'



LEGEND

LOT 1	PROPOSED LOT NUMBER
137.11	PROPOSED LOT SUB-LOTAGE
---	EL. PROPERTY LINE/ROW
---	EXISTING LOT LINE
---	EL. CONTINUATION
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	BACK OF CURB RADIUS
---	PROPOSED LOT LINE
---	PROPOSED LOT LINE/ROW
---	PROPOSED LOT LINE
---	PROPOSED LOT LINE

Call before you Dig
1-800-227-2600
(EXCEPTED SERVICE AREA)



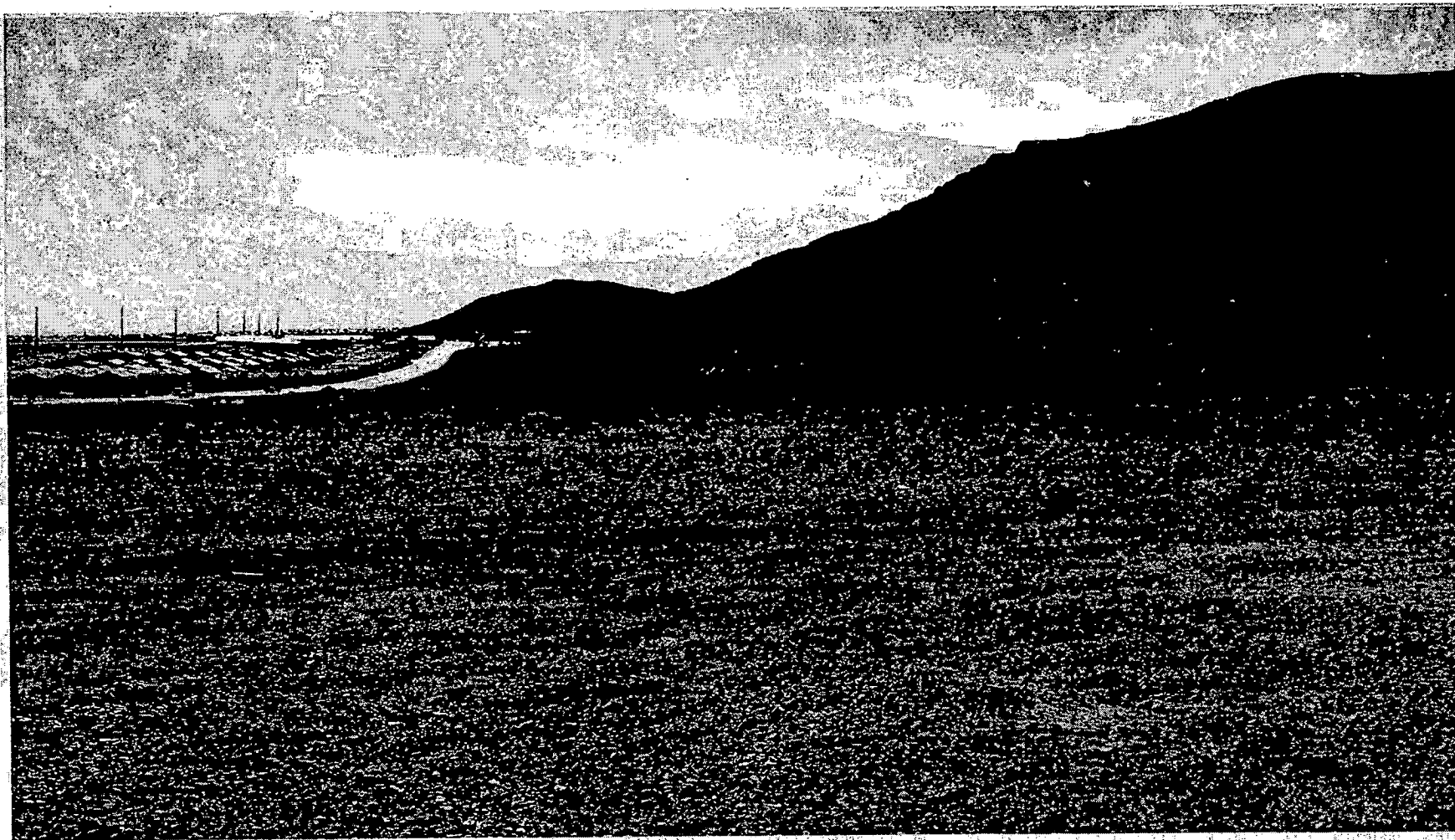
CALL BEFORE YOU DIG
1-702-593-6111

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1000 SOUTH 1000 WEST, SUITE 100
SALT LAKE CITY, UT 84143
PHONE: (801) 466-1000 FAX: (801) 466-1001

PRIDE TOP ESTATES
R. HOMES, LLC
SITE PLAN

DRAWING
C1
1 OF 1 SHEETS

MOD-3508
1-22-04 PC



MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW
SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 290 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 77 – ZON-3499

CONDITIONS – Continued:

2. A Major Modification (MOD-3508), a Variance (VAR-3510) and a Site Development Plan Review (SDR-3501) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

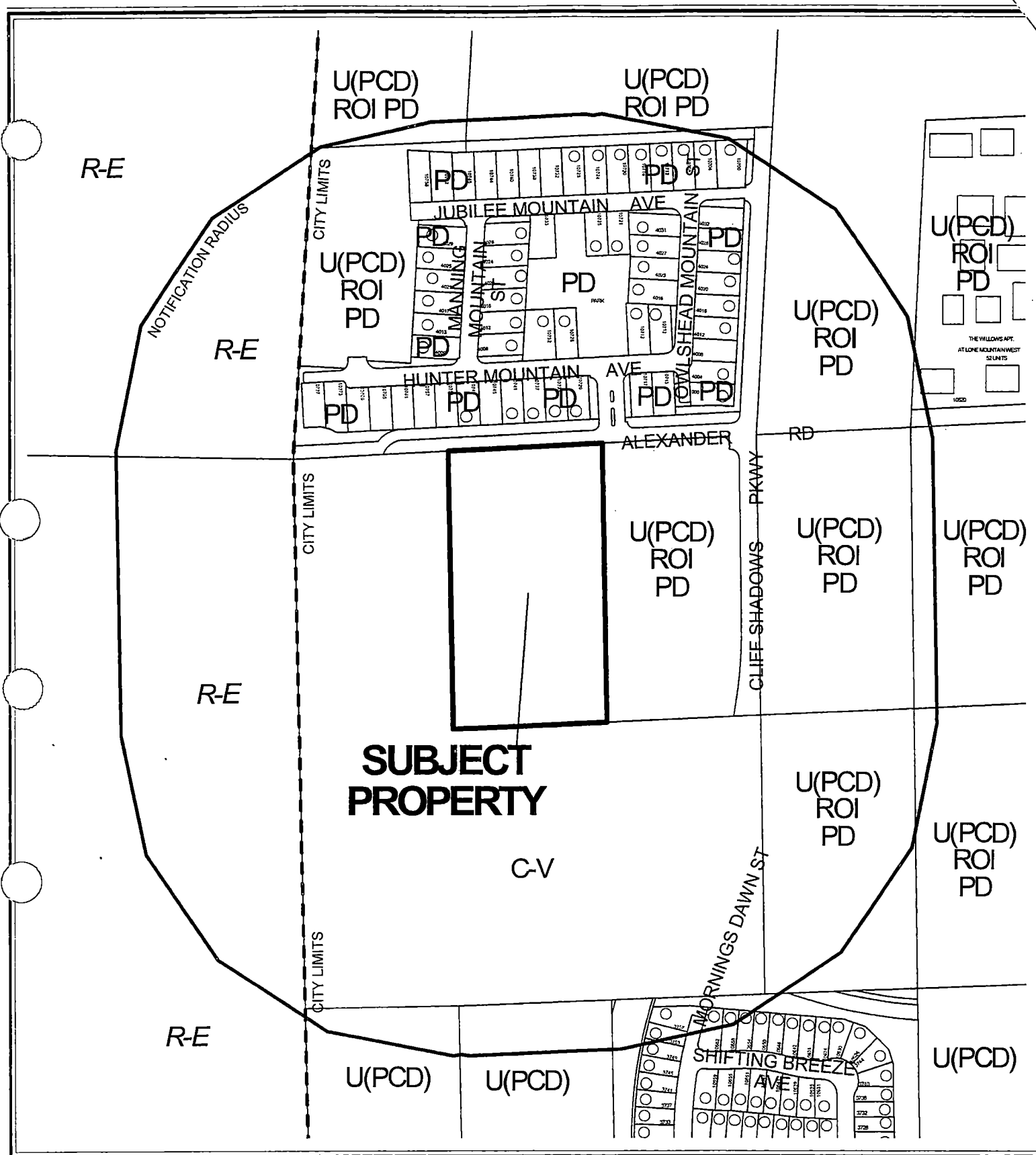
3. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
4. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. In accordance with the requirements of the Lone Mountain West Master Plan, the developer of this site shall contribute \$42,492.60 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. An update to the Master 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this 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

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 77 – ZON-3499

CONDITIONS – Continued:

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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

8. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



CASE: ZON-3499

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT)
GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND
SHERYL L. DIXON & ROBERTA BRADSHAW**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Major Modification (MOD-3508), a Variance (VAR-3510) and a Site Development Plan Review (SDR-3501) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
4. Construct half-street improvements on Alexander Road 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. In accordance with the requirements of the Lone Mountain West Master Plan, the developer of this site shall contribute \$42,492.60 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

ZON-3499 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

7. An update to the Master 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.
8. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning to PD (Planned Development) zone on 5.49 acres located adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway. A Major Modification (MOD-3508) to the Lone Mountain West Master Plan, a Variance (VAR-3510) to allow a reduction in open space and a Site Development Plan Review (SDR-3501) for a 32-lot single-family residential development were filed as companion applications.

B) Applicant's Justification

The proposed 32-lot, single-family residential development is more consistent with the surrounding area than the existing commercial land use designation.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 14, 2003.

B) Pre-Application Meeting

10/21/03 A second meeting was held to discuss revisions to the site plan. Due to a deficient amount of open space, a Variance submittal was required. Additionally, The Department of Public Works expressed concerns about internal site circulation.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

ZON-3499 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.49
 Net Acres: 5.17

B) Existing Land Use

Subject Property: Undeveloped
 North: Single Family Dwellings
 South: Undeveloped
 East: Undeveloped
 West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
 North: PCD (Planned Community Development)
 South: PCD (Planned Community Development)
 East: PCD (Planned Community Development)
 West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped)
 North: PD (Planned Development)
 South: C-V (Civic)
 East: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
 West: C-V (Civic)

E) General Plan Compliance

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West		
Special Overlay District		X
Trails		
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

AL

ZON-3499 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

Special Area Plan – Lone Mountain West

The site is located within the Lone Mountain Master Development Plan Area. The site will be developed in accordance with the guidelines of the Lone Mountain Master Development Plan and Design Standards.

Clark County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a PD (Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-3501), a related item.

Pursuant to the Lone Mountain West Master Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
5.49 acres	5.8	330 square feet per lot	4.3 %	10,560 SF	2.7 %	6,510 SF

The Lone Mountain West Master Plan requires 330 square feet of internal open space be provided for each lot within a subdivision. The proposed 32-lot residential development requires a total of 10,560 square feet of open space. The proposed site plan depicts 6,510 square feet of centrally located open space. As the proposed development is deficient in open space by 4,050 square feet, the removal of one lot would allow the project to conform to open space standards. A Variance (VAR-3510) for a reduction in open space has been submitted concurrently with this application.

B) General Analysis and Discussion

The PD (Planned Development) Zoning District is the intended district for all of Lone Mountain West. This rezoning application is consistent with both the existing PCD (Planned Community Development) general plan designation and the proposed ML (Medium-Low Density Residential) Lone Mountain West land use designation for the site.

The proposed development will result in the construction of 32 lots on 5.49 acres, for a density of 5.8 dwelling units per acre. A 37-foot wide, private street will be provided with access off Alexander Road. Open space, in the form of a centrally located park is provided but in a reduced amount compared to what the Lone Mountain West Master Plan requires. The removal of one lot would allow the project to conform to open space standards. Approximately half the lots are proposed to be in the 5,000 square foot size range, with the largest being 5,831 square feet and the smallest being 4,217 square feet. The proposed development is compatible with an adjacent single-family residential development to the north, which contains lots approximately 5,000 square feet in size.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

The proposed PD (Planned Development) zoning is consistent with the existing PCD (Planned Community Development) general plan designation. This district supports large-scale planned communities. The PD (Planned Development) zoning will signify the property's inclusion in the Lone Mountain West Master Plan area.

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."

A single-family residential development with similar sized lots exists to the north of the subject site. Therefore, the residential uses on this site will be compatible with the area.

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

ZON-3499 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

The PD (Planned Development) Zoning District is the intended district for all of Lone Mountain West. The development pattern in this area, west of Cliff Shadows Parkway, has predominantly been of low-density residential. This request is appropriate, as it will continue the established pattern of 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 proposed project will have access to Alexander Road, a 60-foot public right-of-way, with eventual access to Cliff Shadows Parkway, an 80-foot secondary collector.

NOTICES MAILED 361 [Mailed with GPA-3539, MOD-3508 & VAR-3510]

APPROVALS 0

PROTESTS 0

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JENNIFER LAZOVICH
jlazovich@kkbr.com

December 22, 2003

VIA FACSIMILE
385-7268

Ms. Adrienne Low
CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth St.
Las Vegas, NV 89101

Re: Project at Alexander & Cliff Shadows Parkway

Dear Ms. Low:

Please be advised, this office represents the applicant in the above-referenced project.

The applicant requests that the zone change application be amended to show P-D zoning (instead of PD-6).

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich
Jennifer Lazovich

JL/hm

cc: Brent Parrish (via facsimile)
Robert Lively (via facsimile)

○ ZON-3499



STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3499** APN: 137-12-101-001

Name of Property Owner: Tony L & Sheryl L Dixon & Roberta Bradshaw

Name of Applicant: RL Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

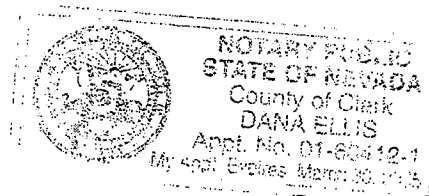
Signature of Property Owner/Authorized Agent:

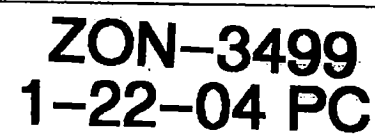
Print Name: Tony L. Dixon Sheriel L. Dixon

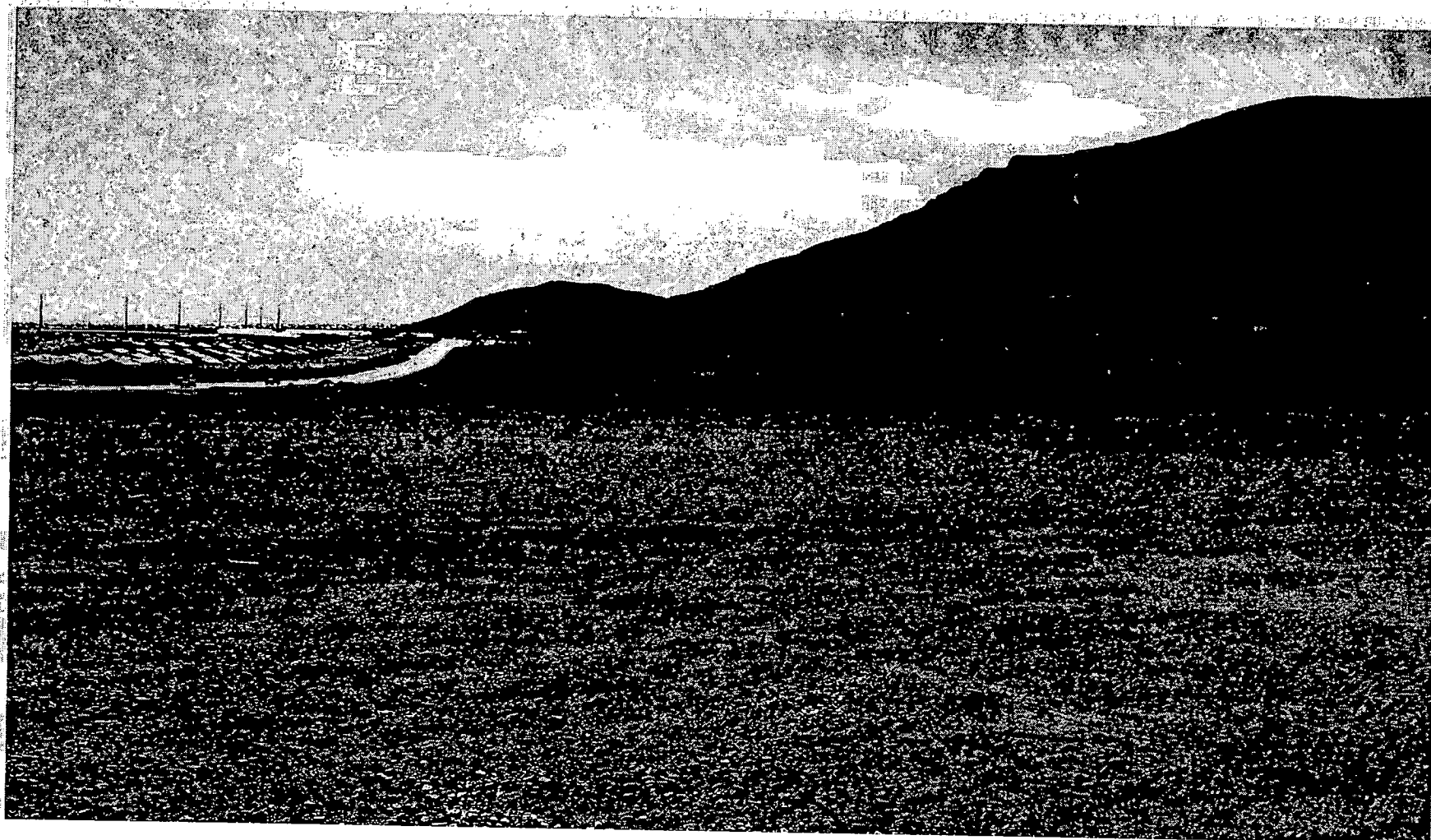
Subscribed and sworn before me

This 11 day of November, 2003

Notary Public in and for said County and State







ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW
SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 290 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *The applicant shall work with the Planning and Development Department staff to resolve Open Space concerns.*

– **UNANIMOUS** with **TRUESDELL** abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

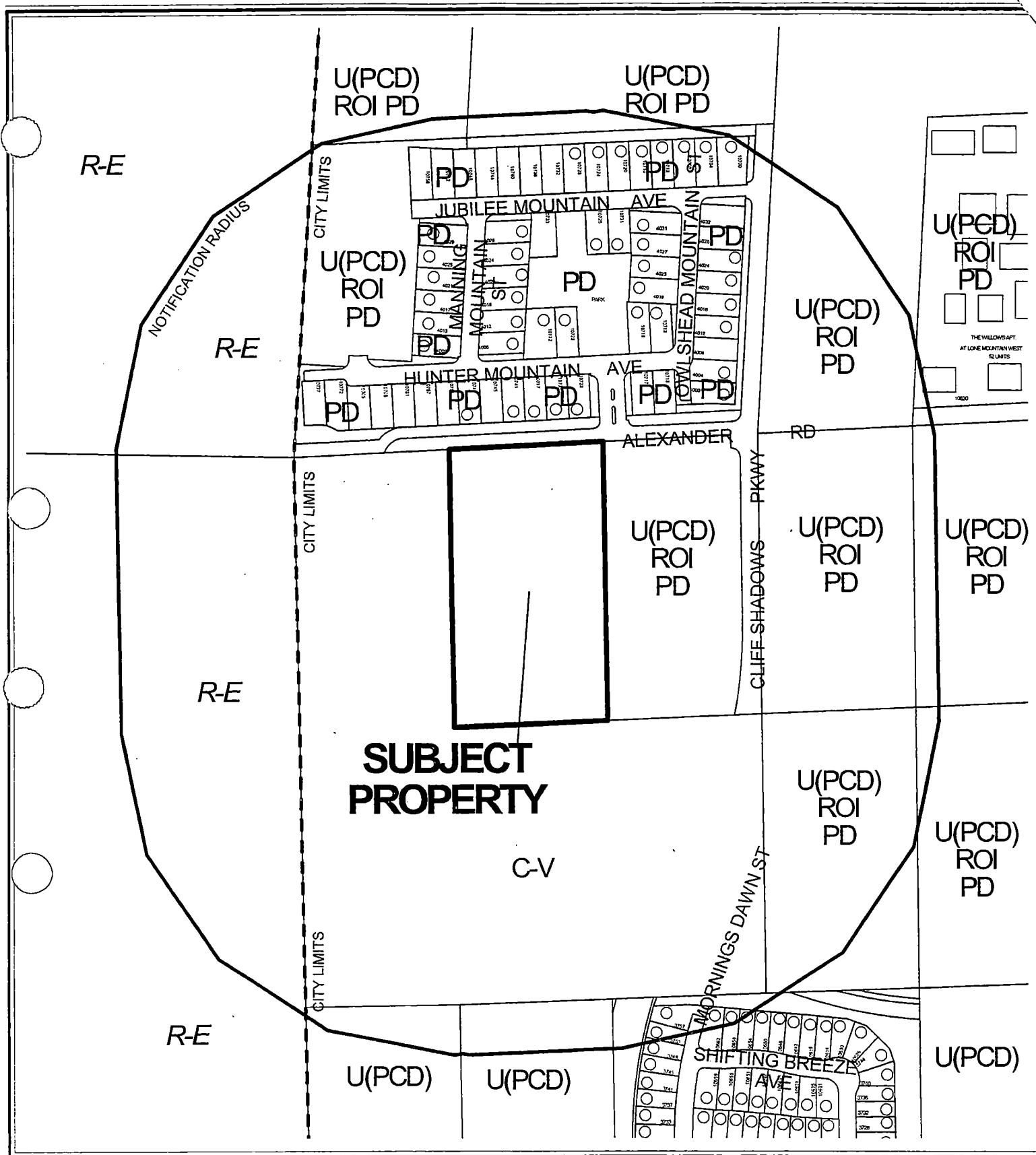
5-2836/6-1

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 78 – VAR-3510

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$16,200.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.



CASE: **VAR-3510**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT)
GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND
SHERYL L. DIXON & ROBERTA BRADSHAW

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$16,200.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 6,510 square feet of open space where 10,560 square feet are required in conjunction with a proposed 32-lot single-family residential development. A Major Modification (MOD-3508) to the Lone Mountain West Master Plan, a Rezoning (ZON-3499) to PD (Planned Development) and a Site Development Plan Review (SDR-3501) for a 32-lot single-family residential development were filed as companion applications.

B) Applicant's Justification

The proposed 32-lot, single-family residential development is more consistent with the surrounding area than the existing commercial land use designation.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 14, 2003.

B) Pre-Application Meeting

10/21/03 A second meeting was held to discuss revisions to the site plan. Due to a deficient amount of open space, a Variance submittal was required. Additionally, The Department of Public Works expressed concerns about internal site circulation.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.49
Net Acres: 5.17

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) *Existing Zoning*

Subject Property: U (Undeveloped)
North: PD (Planned Development)
South: C-V (Civic)
East: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West: C-V (Civic)

E) *General Plan Compliance*

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West		
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

AL

Special Area Plan – Lone Mountain West

The site is located within the Lone Mountain Master Development Plan Area. The site will be developed in accordance with the guidelines of the Lone Mountain Master Development Plan and Design Standards.

Clark County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) Zoning Code Compliance

- PD ONLY

Pursuant to Lone Mountain West Master Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
5.49 acres	5.8	330 square feet per lot	4 %	10,560 SF	2.7 %	6,510 SF

The Lone Mountain West Master Plan requires 330 square feet of internal open space be provided for each lot within a subdivision. The proposed 32-lot residential development requires a total of 10,560 square feet of open space. The proposed site plan depicts 6,510 square feet of centrally located open space. As the proposed development is deficient in open space by 4,050 square feet, the removal of one lot would allow the project to conform to open space standards.

B) General Analysis and Discussion

The proposed project will be consistent with portions of Lone Mountain West Master Plan. However, the development does not comply with the Plan's open space requirements. Open space is an integral part of The Lone Mountain West Master Plan's development standards, which were established by the City Council in 1999. The Plan achieves a specific balance of land uses and open areas; including trails, regional parks, and community areas, each alteration obscures the original approved document and allows for development in the area to proceed with an unplanned approach.

FINDINGS

In accordance with the provisions of Title 19.18.070(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 19.18.070L 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 attempting to overbuild the site. Alternative site designs 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.

NOTICES MAILED 361 [Mailed with GPA-3539, MOD-3508 & ZON-3499]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: Tony L & Sheryl L Dixon & Roberta Bradshaw

Name of Applicant: RL Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

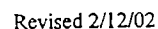
Signature of Property Owner/Authorized Agent:

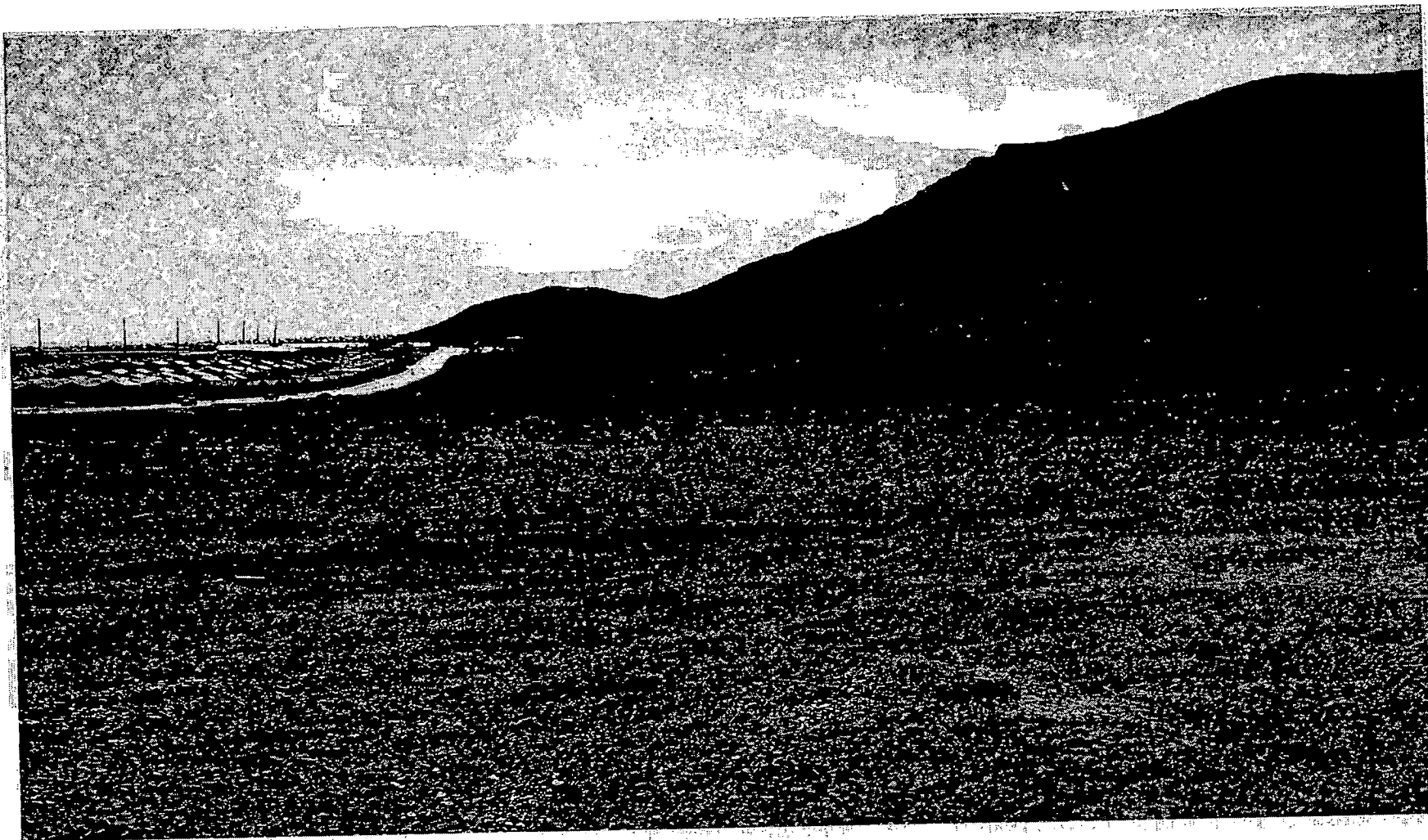
Print Name_____

Subscribed and sworn before me

This 28th day of WENER 2003

Notary Public in and for said County and State





VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW
SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 290 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

5

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3499) to a PD (Planned Development) Zoning District and a Major Modification (MOD-3508) and a Variance (VAR-3510) approved by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 79 – SDR-3501

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The Tentative Map shall include a connection to the future City Park that will be located to the south of the subject site.
7. Only plant material listed in the Lone Mountain West Plan Palette shall be installed.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

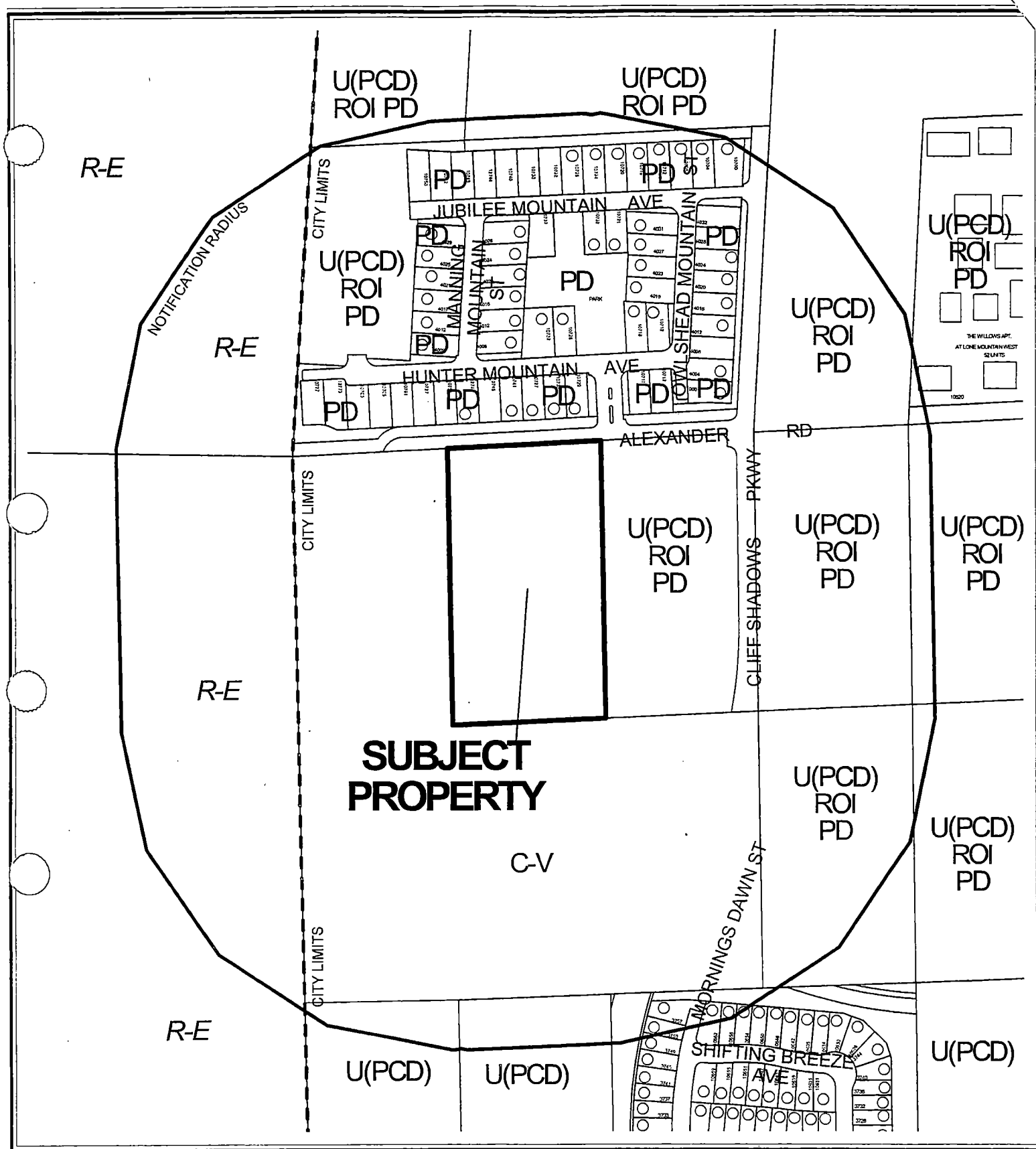
Public Works

13. The proposed access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 79 – SDR-3501

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3499 and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



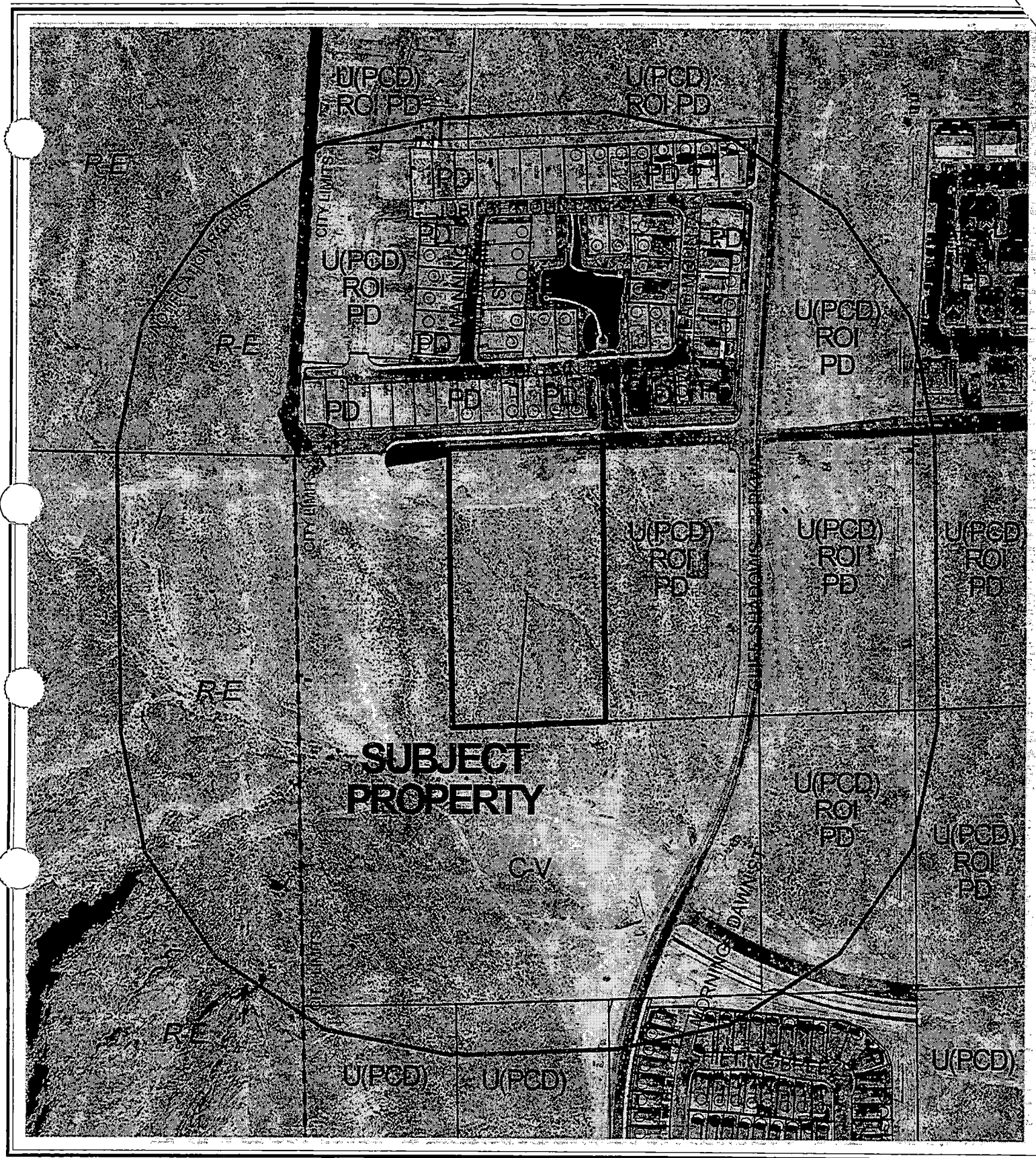
CASE: **SDR-3501**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT)
GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)



CASE: SDR-3501

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT)
GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND
SHERYL L. DIXON & ROBERTA BRADSHAW**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (ZON-3499) to a PD (Planned Development) Zoning District and a Major Modification (MOD-3508) and a Variance (VAR-3510) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The Tentative Map shall include a connection to the future City Park that will be located to the south of the subject site.
7. Only plant material listed in the Lone Mountain West Plan Palette shall be installed.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

SDR-3501 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. The proposed access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3499 and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 32-lot single-family development on 5.49 acres located adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway. A Major Modification (MOD-3508) to the Lone Mountain West Master Plan, a Rezoning (ZON-3499) to PD (Planned Development) and a Variance (VAR-3510) to allow a reduction in open space applications were filed as companion applications.

B) Applicant's Justification

The proposed 32-lot, single-family residential development is more consistent with the surrounding area than the existing commercial land use designation.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 14, 2003.

11/20/03 The Planning Commission voted to abey this item in an effort to allow the applicant to work with staff.

12/18/03 The Planning Commission voted to abey this item in an effort to allow the applicant to work with staff.

B) Pre-Application Meeting

10/21/03 A second meeting was held to discuss revisions to the site plan. Due to a deficient amount of open space, a Variance submittal was required. Additionally, The Department of Public Works expressed concerns about internal site circulation.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.49
Net Acres: 5.17

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) *Existing Zoning*

Subject Property: U (Undeveloped)
North: PD (Planned Development)
South: C-V (Civic)
East: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West: C-V (Civic)

E) *General Plan Compliance*

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain West		
Special Overlay District		X
Trails		
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

SDR-3501 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

Special Area Plan – *Lone Mountain West*

The site is located within the Lone Mountain Master Development Plan Area. The site will be developed in accordance with the guidelines of the Lone Mountain Master Development Plan and Design Standards.

Clark County Notification

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

PROJECT DESCRIPTION

The PD (Planned Development) Zoning District is the intended district for all of Lone Mountain West. This rezoning application is consistent with both the existing PCD (Planned Community Development) general plan designation and the proposed ML (Medium-Low Density Residential) Lone Mountain West land use designation, which allows up to 12 units per acre.

The proposed development will result in the construction of 32 lots on 5.49 acres, for a density of 5.8 dwelling units per acre. A 37-foot wide, private street will be provided with access off Alexander Road. Open space, in the form of a centrally located park is provided but in a reduced amount compared to what the Lone Mountain West Master Plan requires. The removal of one lot would allow the project to conform to open space standards. Approximately half the lots are proposed to be in the 5,000 square foot size range, with the largest being 5,831 square feet and the smallest being 4,217 square feet. The proposed development is compatible with an adjacent single-family residential development to the north, which contains lots approximately 5,000 square feet in size.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

The applicant has proposed the following Development Standards for the subject proposal:

SDR-3501 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Standards	Proposed	Acceptable
Min. Lot Size	4,217 SF	Y
Average Lot Size	5,008 SF	Y
Min. Lot Width	40 Feet	Y
Min. Setbacks		
• Front (to garage)	20 Feet	Y
• Front (to dwelling)	14 Feet	Y
• Side	5 Feet	Y
• Corner	10 Feet	Y
• Rear	15 Feet	Y
Max. Lot Coverage	35 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed development standards are acceptable and appropriate for a development of this density and design. The site plan depicts 4-foot easements on either side of the 37-foot private street. It should be noted that if the easements are to be constructed as sidewalks on the individual lots, the setback measurement, as written in the condition of approval, would be from the back of the sidewalk. This is to ensure that a parked vehicle does not encroach into the easement.

A2) Residential Adjacency Standards

Residential adjacency standards do not apply to the proposed development.

A3) Parking and Traffic Standards

In addition to Title 19.10 standards, the Lone Mountain West Master Plan (Section 6.2.3) requires a minimum of two enclosed parking spaces per dwelling unit within a single-family residential development. This project includes two-car garages, as depicted on the submitted floor plans, and is in compliance with the parking standards.

A4) Landscape and Open Space Standards

Section 6.4.1 (Perimeter Area Landscaping) of the Lone Mountain West Master Plan defers to the City of Las Vegas Landscape, Wall, and Buffer Guidelines for perimeter landscaping, therefore the following Landscape Standards apply:

SDR-3501 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	10 Trees	12 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		Not indicated

The proposed perimeter landscaping exceeds the established standards. No walls are indicated on the submitted plans, but any future wall permits will be held to the standards contained in the Section 3.6.1 including a six-foot maximum height and design requirements.

Pursuant to Lone Mountain West Master Plan, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.49 acres	5.8	330 square feet per lot	4 %	10,560 SF	2.7 %	6,510 SF

The Lone Mountain West Master Plan requires 330 square feet of internal open space be provided for each lot within a subdivision. The proposed 32-lot residential development requires a total of 10,560 square feet of open space. The proposed site plan depicts 6,510 square feet of centrally located open space. As the proposed development is deficient in open space by 4,050 square feet, the removal of one lot would allow the project to conform to open space standards. A Variance (VAR-3510) for a reduction in open space has been submitted concurrently with this application.

B) General Analysis and Discussion

• Zoning

The proposed PD (Planned Development) zoning is consistent with the existing PCD (Planned Community Development) general plan designation. This district supports large-scale planned communities. The PD (Planned Development) zoning will signify the property's inclusion in the Lone Mountain West Master Plan area.

SDR-3501 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- **Site Plan**

A single access point from Alexander Road will serve the site. All interior streets are 37 feet in width and will be privately maintained. A single street spans the entire length of the parcel; two cul-de-sacs take access of this main street. In terms of landscaping, a six-foot wide planter is located adjacent to Alexander Road and an area is centrally located to provide open space. However, the plan does not include the required amount of open space for a project of this density. The removal of one lot would allow the project to conform to open space standards.

- **Waivers**

There are no waiver requests associated with this application.

- **Landscape Plan**

Thornless Chilean Mesquite trees will be planted along with Green Cloud Texas Ranger and Centennial Baccharis shrubs within the Alexander Road landscape planter. A centrally located open area will include a combination of turf, 24-inch box trees and shrubs of various sizes.

- **Elevation**

The elevations are typical of development in the area. Stucco finish and tile roofs are included on each elevation with minor architectural variations.

- **Floor Plan**

The footprint of the proposed structures range in size from 30' by 37' to 30' by 48'. With the proposed setbacks, the largest floor plan will have adequate space to fit onto even the smallest lot.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 proposal includes lots that are comparable in size to adjacent single-family developments, but does not meet all the requirements necessary for developments in the Lone Mountain West Master Plan area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed project will be consistent with portions of Lone Mountain West Master Plan. However, the development does not comply with the Plan's open space requirements. Open space is an integral part of The Lone Mountain West Master Plan's development standards, which were established by the City Council in 1999. The Plan achieves a specific balance of land uses and open areas; including trails, regional parks, and community areas, each alteration obscures the original approved document and allows for development in the area to proceed with an unplanned approach.

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

The proposed project will have access to Alexander Road, a 60-foot public right-of-way, with eventual access to Cliff Shadows Parkway, an 80-foot secondary collector.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The proposed materials are typical of development within the Lone Mountain West plan area. Landscape materials, with the exception of the proposed use of Mexican Fan Palms, are in compliance with the approved Lone Mountain West Plan Palette.

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 utilization of private streets is an acceptable method to minimize the land required for infrastructure, thus increasing the land available for lots. While this maximizes profitability, it is inequitable to seek a further reduction by eliminating a portion of the required open space. By not incorporating adequate open space into the site's design, the development is not compatible with either the Lone Mountain West Master Plan or other development in the area that provide the required amount of open space.

SDR-3501 - Staff Report Page Eight
January 22, 2004 - Planning Commission Meeting

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 69

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3501** APN: 137-12-101-001

Name of Property Owner: Tony L & Sheryl L Dixon & Roberta Bradshaw

Name of Applicant: RL Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

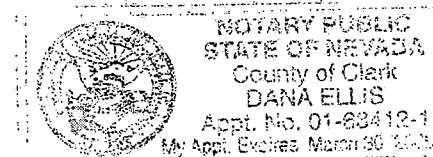
Signature of Property Owner/Authorized Agent: _____

Print Name: ROBERTA BRADSHAW
TONY L DIXON SHERYL L DIXON

Subscribed and sworn before me

This 28th day of NOVEMBER, 2003

[Signature]
Notary Public in and for said County and State





SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW
SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 290 FEET WEST OF CLIFF SHADOWS PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions– UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

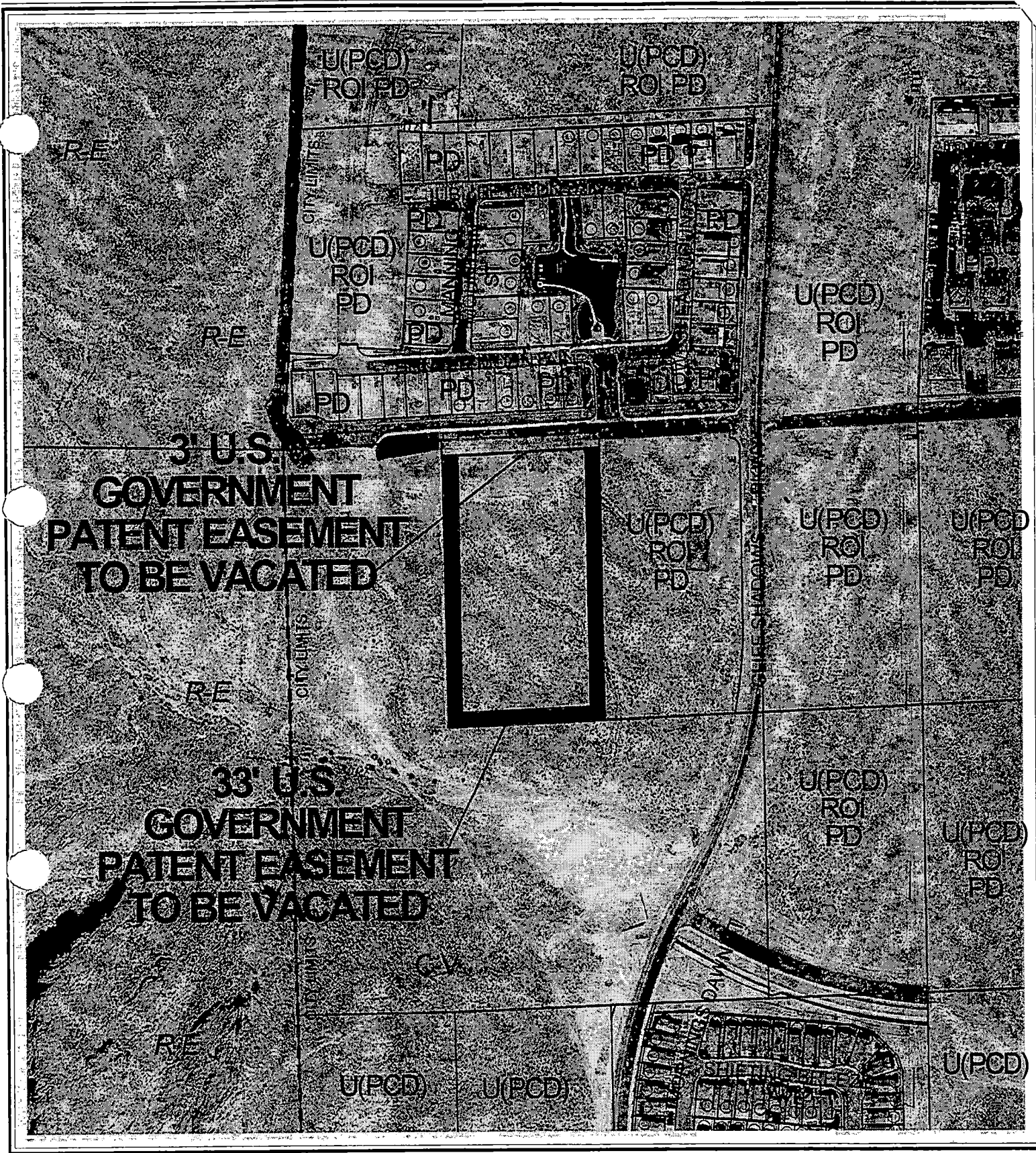
CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3499 may be used to satisfy this condition.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 80 – VAC-3506

CONDITIONS – Continued:

2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3499, Site Development Plan Review SDR-3501 and all other subsequent site-related actions.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-3506

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND
SHERYL L. DIXON & ROBERTA BRADSHAW**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3499 may be used to satisfy this condition.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3499, Site Development Plan Review SDR-3501 and all other subsequent site-related actions.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate U. S. Government Patent Reservations generally located south of Alexander Road, west of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

01/22/04 The Planning Commission will consider a Major Modification (MOD-3508) to the Lone Mountain West Plan to change the land use designation to ML (Medium-Low Residential), A Rezoning (ZON-3499) to PD (Planned Development), a Variance (VAR-3510) to allow 6,510 square feet of open space where 10,560 square feet is required and a Site Development Plan Review for a 32 lot single family development on this site.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 1, Township 20 South, Range 59 East.

VAC-3506 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-3506** APN: 137-12-101-001

Name of Property Owner: Tony L & Sheryl L Dixon & Roberta Bradshaw

Name of Applicant: RL Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

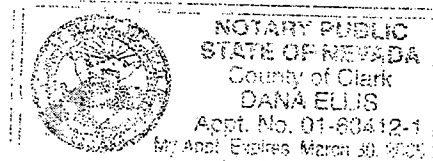
Print Name: Tony L Dixon Sheryl L Dixon

ROBERTA BRADSHAW

Subscribed and sworn before me

This 20th day of NOVEMBER, 2003

[Signature]
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3346 - HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Opposition with 5 signatures (attached at Item 81[ZON-3346])

MOTION:

EVANS – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 81 [ZON-3346] and Item 82 [SDR-3514].

ADRIENNE LOW, Planning and Development Department, explained that this project is adjacent to the Rancho Corridor discussed earlier. The current General Plan designation is M for medium-density residential allowing from 12.1 up to 25 dwelling units per acre. The proposal is for 144 2-bedroom units at 20.6 units per acre. The units will be contained within 9 buildings on the site, a separate club house/rental office. The Holly access is provided. The project meets parking and open space requirements. There are multiple conditions regarding elevations and aesthetics which have been reviewed and worked out over the past week. Enclosed base of stairwells and enhanced landscaping, modified roof style to a full gable over the stairwell, trim bands around the buildings, architectural pop-outs (especially at the windows), single-hung type

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

windows and relocation of trees from the parking area to the perimeter all increase the visual appearance of the project. Staff recommends approval of both applications.

CHAD VELLINGA, 3345 Valley View Boulevard, pointed out that the project conforms to the Master Plan, the Development Code and urged approval.

LEON MCKITTRICK, 1441 Via Sedona Street, Henderson, California, reiterated that he owns numerous properties in Las Vegas. An earlier decision under Item 30 rezoned that subject property to medium-low density with a density of 8 to 12 units per acre. This property is currently zoned for residential estates and undeveloped. This rezoning would allow for a contradictorily higher density. The area has a vacancy factor of more than 15% in the many existing apartment buildings located within a quarter of a mile of this site. His buildings have an even higher vacancy factor. There is an elementary school within two blocks that is already completely full. Calculating 2 children per unit would add 50 to 60 more children to an already overcrowded school. There is a traffic problem in the vicinity, especially at the end of Holly.

LENI SKAAR, 1833 Crystal Chimes, submitted additional signatures in opposition to the project. She concurred with the statements made by the previous speaker and added that 20 units per acre would not be a good transition given the recent rezoning decision to the west and existing residential development.

TODD FARLOW, 240 North 19th Street, asked for corrected elevations. MS. LOW advised that although the applicant agreed with the conditions, revised elevations were not available.

COMMISSIONER McSWAIN expressed some confusion with the transition from lower density to high density moving toward existing R-1 residential properties. MS. LOW responded that the transition was evaluated looking at the totality of the entire area, from Rancho to the single-family dwellings and up to Ferrell where R-4 already exists. ROBERT GENZER, Director of Planning and Development, clarified that the issue with this application is that the current zoning is R-E on the majority of the property, the General Plan designation is medium-density residential. That permits up to 25 units per acre. The understandable concern with transitioning is offset in staff's mind by the fact the density is actually less than that permitted under the existing General Plan. However, staff recommended numerous conditions to make the project as compatible as possible. COMMISSIONER McSWAIN rebutted that denying the application would be even more compatible. MR. GENZER stressed that the discretion for such a recommendation rested with the Planning Commission and not staff.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

CHAIRMAN TRUESDELL emphasized the sensitivity of the area, its transition into a better neighborhood, improvements in community involvement and all the things that the City wants to see happen in an older neighborhood that are happening in this area. His concern rests with the design of the project which fails to address family and community needs. The density is typical, but this neighborhood deserves the same type of stepped-up product proposed near the Santa Fe Hotel. He would not oppose the zoning subject to appropriate conditions, but the site plan needs a lot of work.

COMMISSIONER GOYNES discussed with MR. VELLINGA that the project could be stepped up a notch. The project was developed with a series of variables while trying to provide a livable, secure space for the occupants. With a focus on security, the trade off is a loss of architecture and appearance. MR. VELLINGA suggested the applications be abeyed for a month to allow time to bring forward another alternative.

COMMISSIONER McSWAIN referred MR. VELLINGA to the beautiful project Resort Coronado at Robindale and Jones, which won a national award. It is important that this project shoot for that standard given this density. She expressed a concern over the number of meetings staff had to have with the developer in order to reach a point they could recommend approval. It does not appear the developer is committed to doing a quality project. MR. VELLINGA replied that the developer is committed to doing a quality project and that was the basis of abeying the item to work on a design in keeping with the City's vision.

CHAIRMAN TRUESDELL encouraged the abeyance to allow the developer to investigate better opportunities for the area.

MR. McKITTRICK confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that the applicant is able to have additional input without equal input by the public. CHAIRMAN TRUESDELL added that the items were being abeyed and would be reconsidered with additional public comment taken at that time. He encouraged MR. McKITTRICK and his neighbors to meet with the developer to address concerns and issues. MR. VELLINGA offered to gather phone numbers and arrange to work with those from the area. DAVID CLAPSADDLE, Planning and Development, verified that the direction of the Planning Commission was to renote the abeyance items. CHAIRMAN TRUESDELL pointed out that the renotification is at the cost of the applicant.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 81 [ZON-3346] and Item 82 [SDR-3514].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

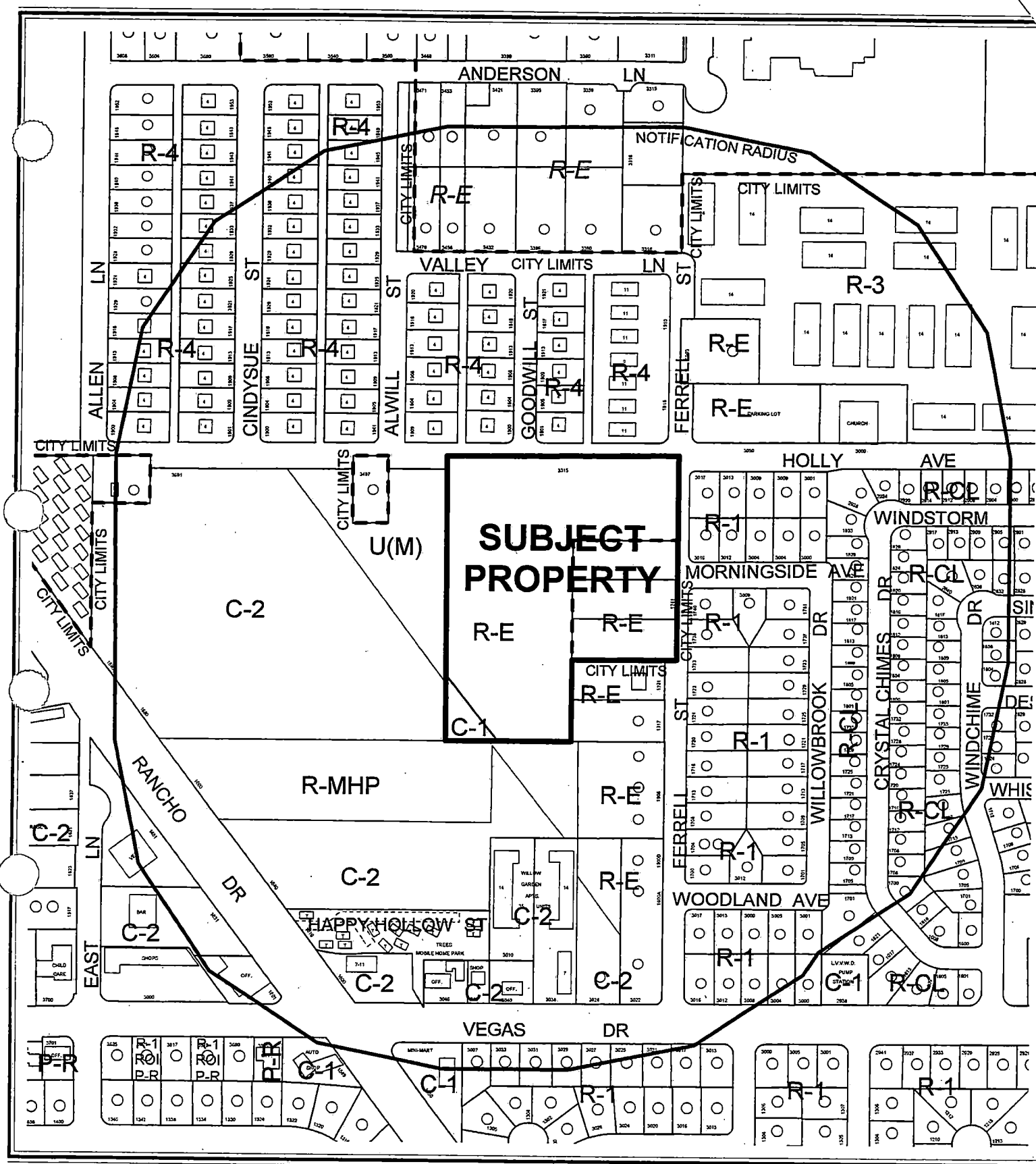
NOTE: All discussion for Item 81 [ZON-3346] and Item 82 [SDR-3514] was held under Item 81 [ZON-3346].

(1:14 – 1:34)

6-259

C

C



CASE: ZON-3346

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

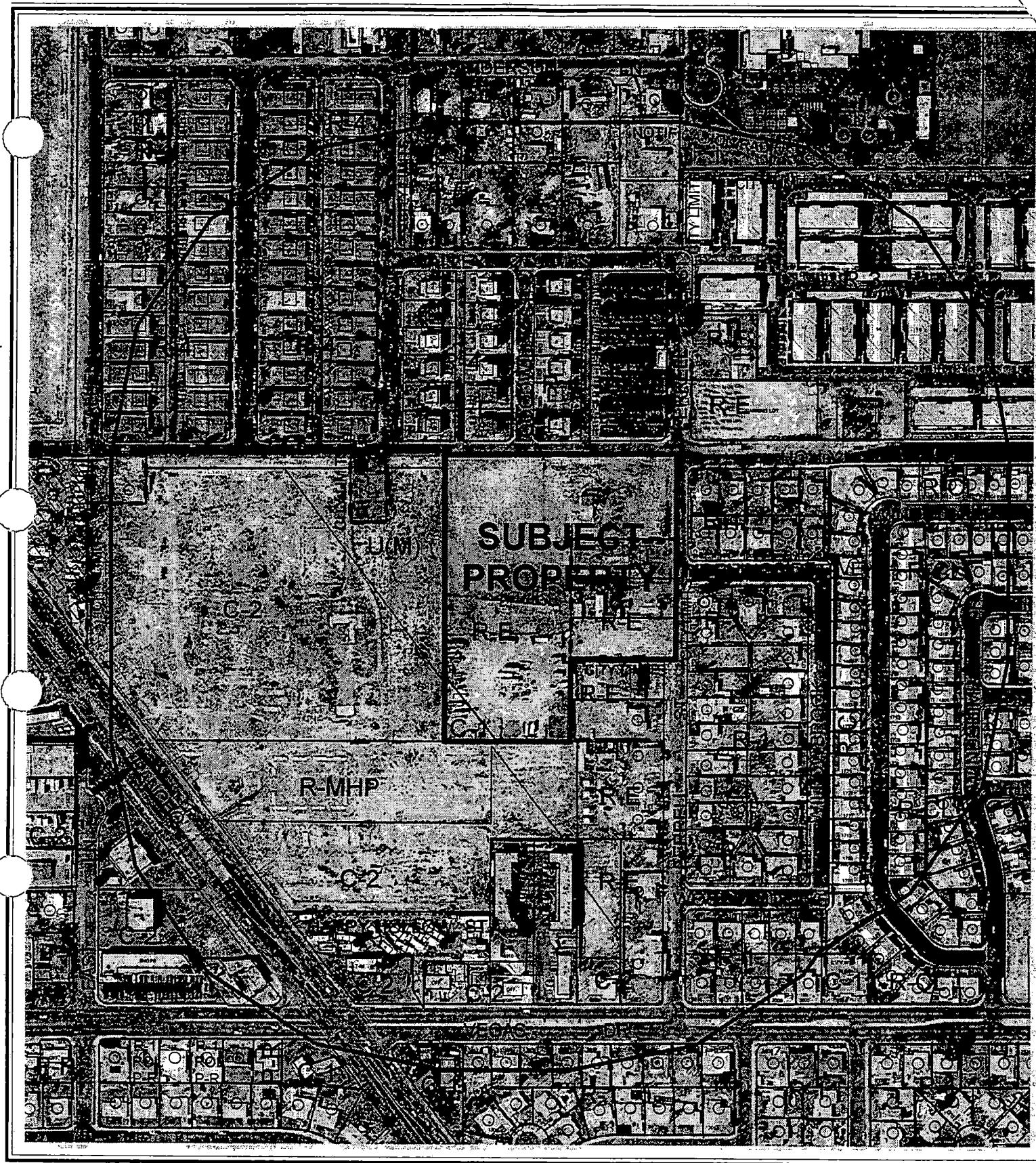
R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)

0 200 400 Feet





CASE: **ZON-3346**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3346 - HOLLY FERREL, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 26 feet for Ferrell Street, and a 15 foot radius on the southwest corner of Holly Avenue and Ferrell Street prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving on Holly Avenue and Ferrell Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.
5. Move the entrance from Holly Avenue approximately 15 feet east to align the driveway with the adjacent street.
6. 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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

ZON-3346 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) and C-1 (Limited Commercial) to R-PD21 (Residential Planned Development – 21 Units Per Acre) on 7 acres located adjacent to the southwest corner of Holly Avenue and Ferrell Street.

B) Applicant's Justification

The applicant feels that this project will bring new development to a repressed area and is consistent with surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

- 04/02/03 The City Council approved an annexation (A-0029-02) for a portion of the subject property. The Planning Commission and staff recommended approval. The effective date was 04/05/03.
- 01/22/04 The Planning Commission will hear a related item, Site Development Plan Review (SDR-3514) for a 144-unit apartment complex on the subject site.
- 02/04/04 The City Council will hear an Annexation (ANX-3344) for a 1.5-acre portion of the subject site. If approved, the effective date will be February 13, 2004. The Planning Commission recommended approval on December 18, 2003. Staff recommended approval of the request.

B) Pre-Application Meeting

- 10/20/03 The first in a series of meetings was held to discuss the applicant's plans for a proposed multi-family development. The applicant was informed of various development standards including residential adjacency. At the time of the meeting the applicant was seeking a density of 25 units per acre. The site plan has since been revised to meet Department of Public Works dedication requirements and Planning Department design standards and now is at a density of 20.6 units per acre.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.0
Net Acres: 6.36

B) Existing Land Use

Subject Property: Storage
North: Multi-family units
South: Undeveloped and Single Family Dwellings
East: Single Family Dwelling
West: Undeveloped

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential) and H (High Density Residential)
South: M (Medium Density Residential) and ML (Medium-Low Density Residential)
East: L (Low Density Residential) and ML (Medium-Low Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) and C-1 (Limited Commercial)
North: R-4 (High Density Residential)
South: R-E (Residence Estates) and R-MHP (Residential Mobile/Manufactured Home Park)
East: R-E (Residence Estates) and R-1 (Single Family Residential)
West: U (Undeveloped) and C-2 (General Commercial)

E) General Plan Compliance

The M (Medium Density Residential) category of the Southeast General Plan permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments.

ZON-3346 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Clark County Notification	X	
Project of Regional Significance		X

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-3514), a related item.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required Percent	Area	Provided Percent	Area
7 acres	20.6	1.65	34 %	103,642 SF	36.5%	111,668 SF

The proposed development exceeds the required amount of open space.

B) General Analysis and Discussion

This rezoning application is consistent with the existing M (Medium Density Residential) General Plan designation for the site which allows for a density range of 12.1 to 25 units per acre. The proposed development will result in a density of 20.6 dwelling units per acre. The

ZON-3346 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

project consists of 144 residential apartment units contained in 9 buildings on 7 acres of land, with 16 units in each building. There is also a separate clubhouse and fitness center building for the use of residents proposed for the site. Open space surrounds the buildings and may include programmable open space, such as a pool/spa area, in accordance with R-PD (Residential Planned Development) requirements. All of the units will contain two bedrooms, with 276 surface parking spaces, including 8 handicap spaces. Vehicular access to the site is from Holly Avenue. The proposed buildings have sloping roofs and exterior stairwells. The proposed development is compatible with the existing general plan designation. Although, the surrounding area does contain single-family residential lots, the majority of land to the north is developed with multi-family projects. Land to the west is zoned C-2 (General Commercial) along Rancho Drive, this project will serve to buffer the existing single-family dwelling to the east from intense commercial uses along Rancho Drive.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

The project's proposed density of 20.6 corresponds to the existing M (Medium Density Residential) general plan designation that allows a density range of 12.1 to 25 units per acre.

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 multi-family residential use allowed by this rezoning will be compatible with existing multi-family developments that exist to the north of the site. The project will also buffer existing single-family dwelling to the east from intense commercial uses along Rancho Drive.

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

The recent annexation application indicates that the parcel is prime for development in accordance with city of Las Vegas standards. As the proposed development is consistent with the general plan designation and takes into consideration open space, landscaping and aesthetic standards, it appears that this large tract of undeveloped land is ideal for redevelopment.

ZON-3346 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

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.”**

Site access will be via Holly Avenue, a local street, which will feed traffic onto Rancho Drive, a 100-foot primary arterial. The roadway network is deemed adequate to meet the traffic generated by the proposed development.

NOTICES MAILED 194 [Mailed with SDR-3514]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3346** APN: 139-40-401-008

Name of Property Owner: HOLLY FERREL LLC

Name of Applicant: HOLLY FERREL LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

 X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

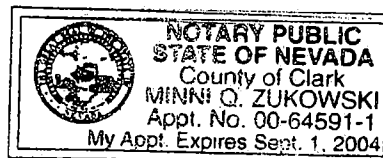
Signature of Property Owner/Authorized Agent: [Signature]

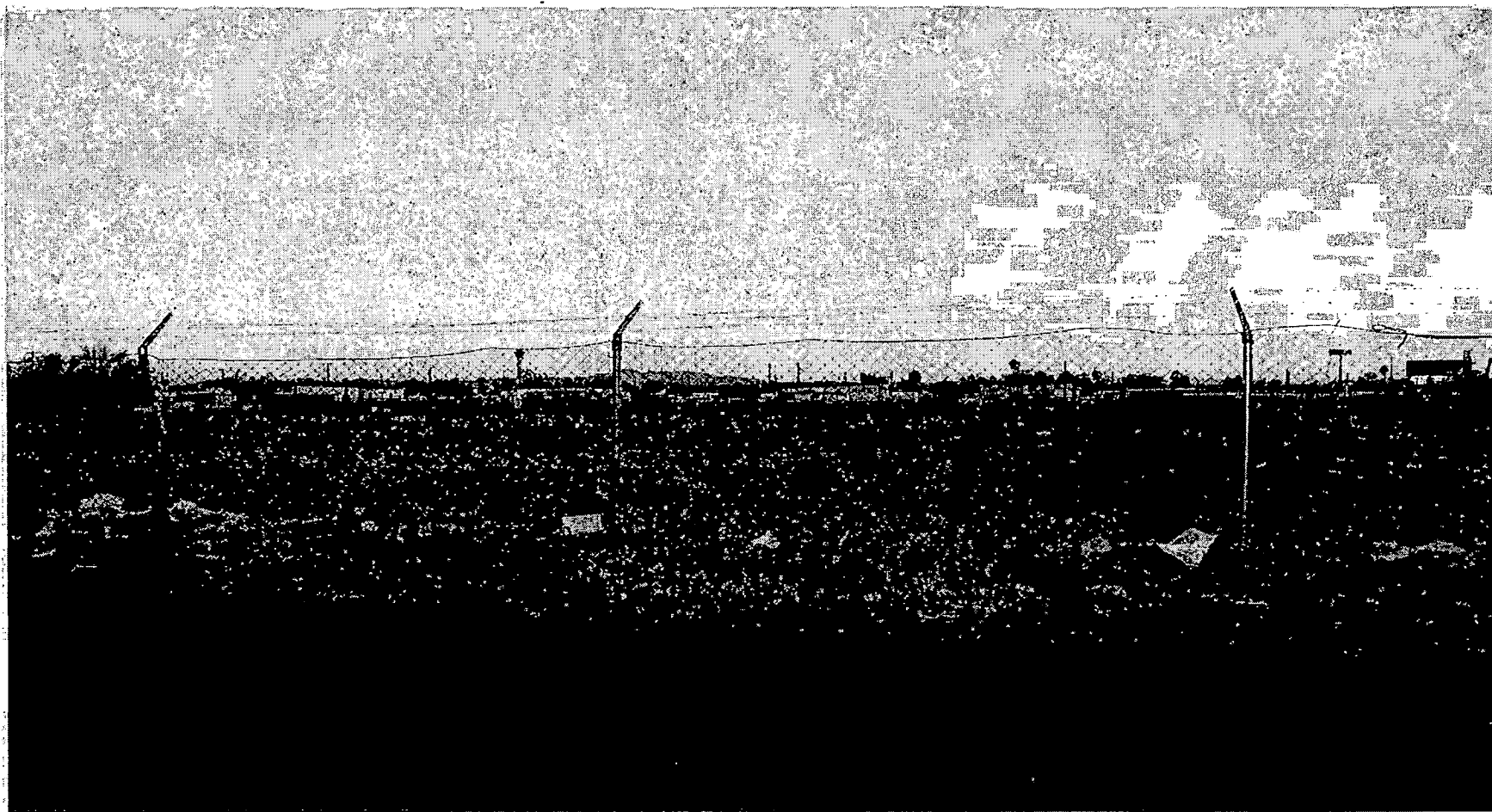
Print Name: ANDREW S. LAH

Subscribed and sworn before me

This 4th day of November, 2003

[Signature]
Notary Public in and for said County and State





ZON-3346 - HOLLY FERREL, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL STREET, APPROXIMATELY 530 FEET FROM
RANCHO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.

SDR-3514 IS A REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 140-UNIT APARTMENT COMPLEX AT THAT SAME LOCATION.

BY SIGNING THIS PETITION, WE ARE EXPRESSING OUR OPPOSITION TO BOTH OF THESE PROPOSALS AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL CONSIDER THE ABUNDANCE OF APARTMENTS ALREADY LOCATED WITHIN OUR NEIGHBORHOOD AND THE IMPACT THAT ADDITIONAL APARTMENTS, ESPECIALLY ON THE SOUTH SIDE OF HOLLY WOULD HAVE ON THE DETACHED SINGLE-FAMILY HOMES ALONG BOTH SIDES OF FERRELL.

AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

NAME (print)

ADDRESS

SIGNATURE

- 1) MARY Limbaugh 1729 Willowbrook Mary Limbaugh
- 2) OWEN LIMBAUGH 1729 Willowbrook Owen Limbaugh
- 3) Mary Arnold 1728 Blue MT Mary Arnold
- 4) Wesley Miller 1737 Willowbrook Wesley Miller
- 5) Richard Arnold 1716 Blue MT Richard Arnold
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

THANK YOU FOR YOUR SUPPORT.

Submitted at Planning Commission

Date 1/22/04 Item 81 + 82

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3514 - HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Opposition with 5 signatures (attached at Item 81[ZON-3346])

MOTION:

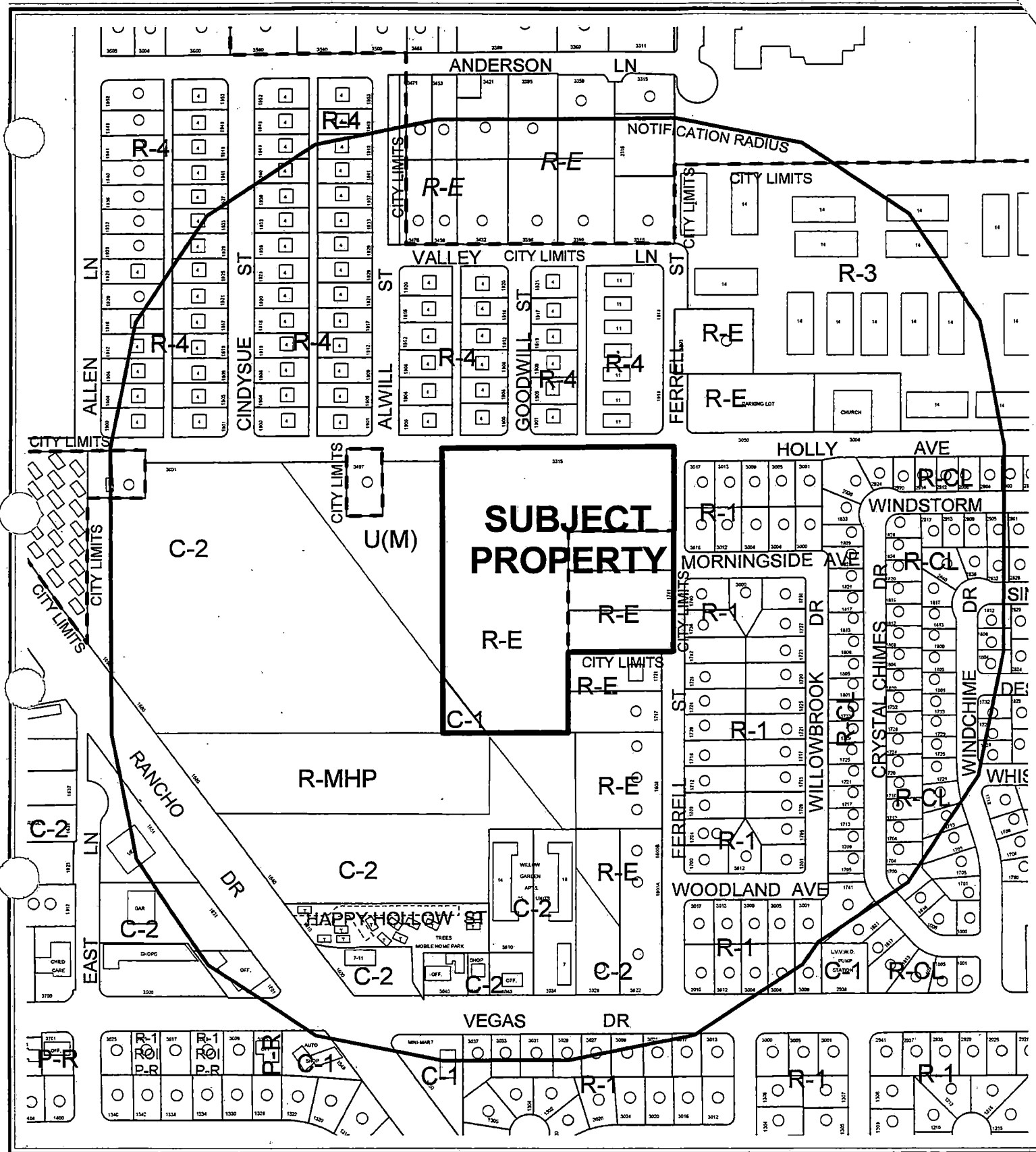
EVANS – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

NOTE: See Item 81 [ZON-3346] for related discussion.

(1:14 – 1:34)

6-259

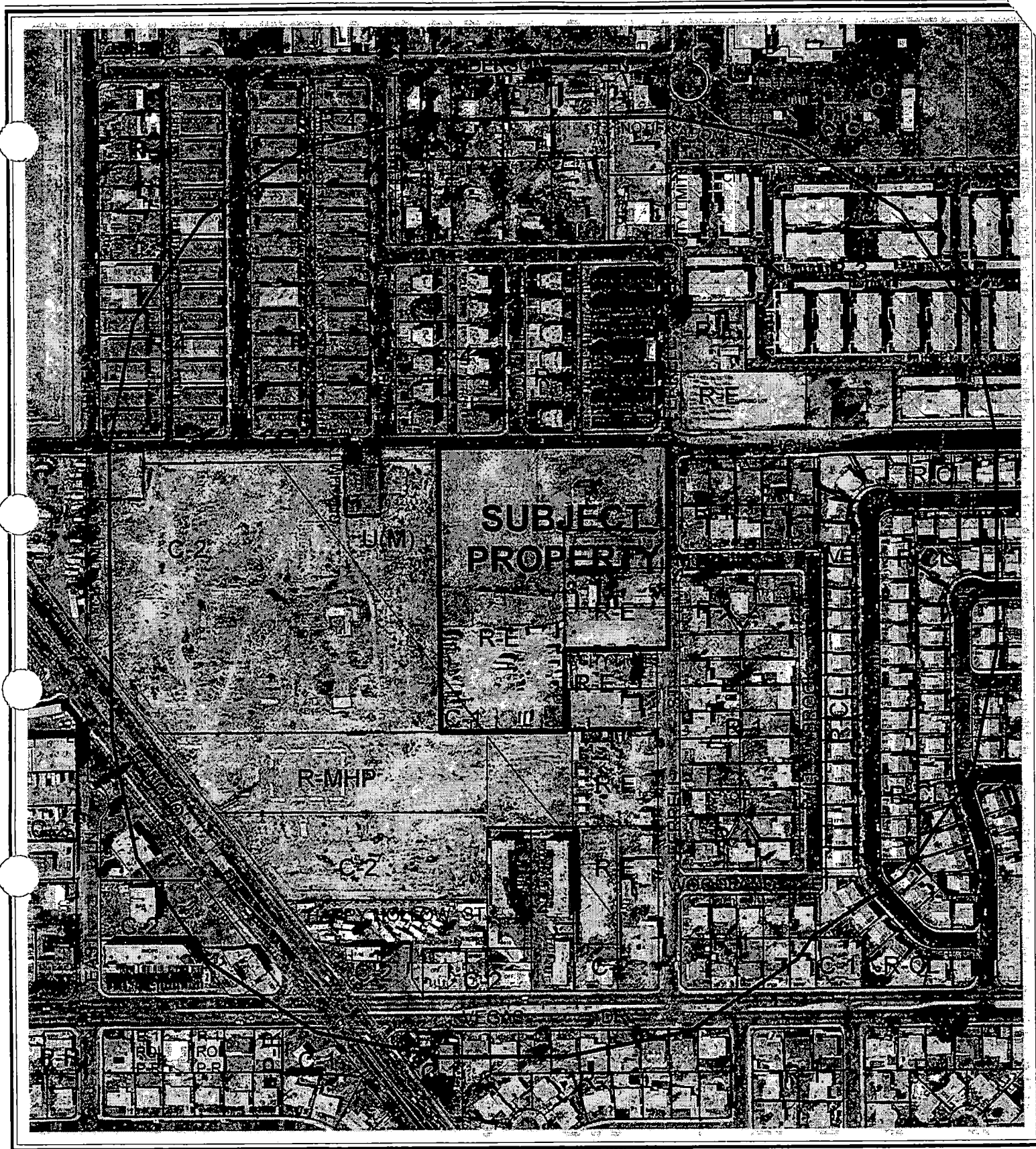


CASE: **SDR-3514**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)



CASE: **SDR-3514**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3514 - HOLLY FERREL, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of companion item ZON-3346, to R-PD21 (Residential Planned Development – 21 Units Per Acre).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reflect five-foot access aisles on either side of handicap parking spaces. A van accessible space shall be depicted in accordance with Title 19 standards.
5. The perimeter planter along Ferrell Street shall include berming to shield the existing single-family dwelling from vehicle headlights.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of no less than 42 trees from the perimeter to locations adjacent to the parking spaces.
8. The base of the exterior stairs shall be enclosed and integrated with the architecture of the buildings.
9. The clipped gable roof structure over the exterior stairs shall be modified to a full gable or a hipped roof in order to be more architecturally compatible with the style of the building.

SDR-3514 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

10. The rectilinear nature of each of the apartment buildings should be modified to give greater expression and variety to the building facades. This can be accomplished through the use of recessed entryways, window bays or pop-outs, or by extending or recessing certain rooms beyond the existing wall plane.
11. Column spacing shall not exceed 12 feet on center. Additional columns should be added to the structures as necessary.
12. A horizontal trim band shall be applied to the structures to delineate the base of the structures. Additional cornice trim shall be applied at the eaves of the building to further add detail and relief to the building facades.
13. Header and sill detailing or a trim surround shall be added at each window. Sliding window units are discouraged; single-hung windows with muntions are more appropriate to the architectural character of the buildings.
14. The color palette used for each building shall include at least three colors in order to highlight and differentiate the trim bands and surface changes of the façade.
15. The roof of the mechanical/storage room located on the end of each building shall be modified to match the style of roof that is utilized on the principal portion of the structure. Horizontal trim and cornice bands shall also be utilized on the mechanical/storage room in order to maintain a similar level of architectural detailing.
16. A detail of the trash enclosure shall be provided to the Planning and Development Department for review and approval. The detailing of the enclosure shall be similar to the details employed on the principal structures.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
18. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
20. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

SDR-3514 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

21. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

22. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
24. Site development to comply with all applicable conditions of approval for Rezoning Action ZON-3346 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 144-unit multi-family development on 7 acres located adjacent to the southwest corner of Holly Avenue and Ferrell Street. A related item, Site Development Plan Review (SDR-3514) for a 144-unit apartment complex on the subject site, was filed as a companion application.

B) Applicant's Justification

The applicant feels that this project will bring new development to a repressed area and is consistent with surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

04/02/03 The City Council approved an annexation (A-0029-02) for a portion of the subject property. The Planning Commission and staff recommended approval. The effective date was April 5, 2003.

12/18/03 The Planning Commission recommended approval of an Annexation (ANX-3344) for a 1.5-acre portion of the subject site. Staff recommended approval of the request.

B) Pre-Application Meeting

10/20/03 The first in a series of meetings was held to discuss the applicant's plans for a multi-family development. The applicant was informed of various development standards including residential adjacency. At the time of the meeting the applicant was seeking a density of 25 units per acre. On November 21, 2003, another meeting was held to discuss the revisions to the site plan in accordance with Department of Public Works dedication requirements and Planning Department design standards. The proposed density is now 20.6 units per acre.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.0
Net Acres: 6.36

B) Existing Land Use

Subject Property: Storage
North: Multi-family units
South: Undeveloped and Single Family Dwellings
East: Single Family Dwelling
West: Undeveloped

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential) and H (High Density Residential)
South: M (Medium Density Residential and ML (Medium-Low Density Residential)
East: L (Low Density Residential and ML (Medium-Low Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) and C-1 (Limited Commercial)
North: R-4 (High Density Residential)
South: R-E (Residence Estates) and R-MHP (Residential Mobile/Manufactured Home Park)
East: R-E (Residence Estates) and R-1 (Single Family Residential)
West: U (Undeveloped) and C-2 (General Commercial)

E) General Plan Compliance

The M (Medium Density Residential) category of the Southeast General Plan permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments.

SDR-3514 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Clark County Notification	X	
Project of Regional Significance		X

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

PROJECT DESCRIPTION

This rezoning application is consistent with the existing M (Medium Density Residential) General Plan designation for the site which allows for a density range of 12.1 to 25 units per acre. The proposed development will result in a density of 20.6 dwelling units per acre. The project consists of 144 residential apartment units contained in 9 buildings on 7 acres of land, with 16 units in each building. There is also a separate clubhouse and fitness center building for the use of residents proposed for the site. Open space surrounds the buildings and may include programmable open space, such as a pool/spa area, in accordance with R-PD (Residential Planned Development) requirements. All of the units will contain two bedrooms, with 276 surface parking spaces, including 8 handicap spaces. Vehicular access to the site is from Holly Avenue. The proposed buildings have sloping roofs and exterior stairwells. The proposed development is compatible with the existing general plan designation. Although, the surrounding area does contain single-family residential lots, the majority of land to the north is developed with multi-family projects. Land to the west is zoned C-2 (General Commercial) along Rancho Drive, this project will serve to buffer the existing single-family dwelling to the east from intense commercial uses along Rancho Drive.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

SDR-3514 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Standards	Required	Provided	Acceptable
Min. Setbacks	To be determined at site development plan review	15 Feet (north) 73 Feet (east) 20 (west) 20 (south)	Y
Distance between buildings	10 Feet	20 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height		2 Stories / 32 Feet	Y
Trash Enclosure	Screened w/roof	Not indicated	N
Mech. Equipment	Screened	Not indicated	N

The proposed development standards are acceptable and appropriate to the context of the site. The screening requirements that have not been addressed on the site plan will be enforced at the time that building permits are submitted.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope and Building setback: As single-family dwellings are located to the east of the subject site, residential adjacency standards apply to the proposal. With a proposed building height of 32 feet, the proximity slope requires a 96-foot setback from protected property. Ferrell Street separates the subject site from the majority of the single-family dwellings, however two residentially zoned lots directly abut the subject site. Ferrell Street, a 51-foot right-of-way, combined with a 68 setback from the east property line ensures the multi-family development meets the proximity slope for the dwellings east of the site. Of the two lots that directly abut the subject site, the southernmost contains a church/house of worship with an approved Special Use Permit (U-0025-97), therefore residential adjacency does not apply pursuant to Title 19.08.060(B). The applicant has not proposed any buildings adjacent to the northerly lot in order to meet standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

SDR-3514 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

Uses	# of Units	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
2-bdrm apt	144	1.75 spaces/unit	252	See below	252	See below
Guest pkg		1 space/6 units	24	below	24	
Totals			276	See below	276	See below
Handicap breakdown			269	7	268	8

The proposed development exceeds the parking requirements of the Zoning Code. However, the design of the handicap parking spaces does not meet Title 19 requirements. A condition had been included to require handicap spaces depicted in accordance with Title 19 prior to the submittal of a building permit application. To accomplish this, the applicant will have to provide 5-foot access aisles on either side of the parking space. The site plan currently depicts a 9-foot aisle shared by two adjacent spaces. Additionally, only seven handicap spaces are required where the applicant provides eight. The applicant can use the area from the eighth space for the required access aisles. Because the applicant is exactly at the required amount of parking, great care must be taken so that the overall parking provided does not fall below the required amount. However, there is enough flexibility with the design of the site, that it is anticipated that these changes can be made without a decrease in the number of parking spaces.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided	Complies
	Ratio	Trees		
Parking Area	1 tree/ 6 spaces	46 trees	10 trees	N
Buffer:				
• Min. Trees	1 tree/ 30 linear feet (1,738 feet around perimeter)	58 trees	100 trees	Y
• Min. Zone Width	6-foot landscape planter		6 – 20 feet	Y
• Wall height	Not required		Not provided	Y
• Perimeter berming of parking area	Required		Not indicated	N

SDR-3514 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

The applicant will need to demonstrate the landscaping conforms to the Development Standards Manual. During the pre-application process, the applicant indicated that they intend to meet all landscaping standards. That intention is further evidenced by the surplus perimeter landscaping shown on the site plan. It appears that a misinterpretation of the landscaping standards has led the applicant to include the required parking lot landscaping within the perimeter planter. As the applicant has choose the utilize parking lot planters that run parallel to the parking spaces, a condition has been recommended to relocate no less than 42 trees from the perimeter to locations adjacent to the parking spaces. It is recommended that the relocated trees come from the western perimeter planter that is adjacent to another parcel, rather than the eastern perimeter planter, in order to maintain increased buffering of the existing single-family dwellings.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
7 acres	20.6	1.65	34 %	103,642 SF	36.5%	111,668 SF

The proposed development exceeds the required amount of open space.

B) General Analysis and Discussion

- Zoning

The applicant has submitted a related Rezoning application (ZON-3346) for R-PD21 (Residential Planned Development – 21 Units Per Acre) zoning on the subject site.

- Site Plan

A gated entry from Holly Avenue will serve the site. Nine apartment buildings, housing 16 units each, are located throughout the site. A rental office/clubhouse is positioned near the entrance. Large, open areas and landscaping separate the buildings from one another. Perimeter planters will be planted with 24-inch box trees, shrubs and ground cover. Interior drive aisles and parking is located throughout the site providing convenient and accessible parking for residents.

- Waivers

The applicant has not requested any waivers in conjunction with this application.

- Landscape Plan

Various types of trees, including Purple Robe Locust, Modesto Ash, Mondel Pine and Live Oak, (24-inch box trees), will be planted along the perimeter. Shrubs and ground cover will accompany the tree plantings.

SDR-3514 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

- Elevation

The proposed elevations with exterior stairwells little articulation do not meet the intent of Title 19's design standards. Numerous conditions of approval have been included to address these concerns. The conditions include, requiring the exterior stairwells be enclosed, additionally detailing around the windows, the addition of a horizontal trim band and cornice trim.

- Floor Plan

Each building will contain two floors with eight, two-bedroom units. The units are configured with a living room separating the bedrooms. A kitchen, bathroom and closet space account for the remaining square footage.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 multi-family development is compatible with existing multi-family units in the surrounding area. Additionally, it will serve to buffer existing single-family dwelling to the west from the commercial uses along Rancho Drive.

2. **"The proposed development is consistent with the General Plan, Title 19, 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 existing general plan designation and the proposed R-PD21 (Residential Planned Development – 21 Units Per Acre) zoning district. With relocation of a portion of the provided landscaping, the project will conform to landscaping standards. However, the project is lacking the visual quality intended by the Title 19's design standards. Numerous conditions of approval have been recommended that if implemented will create an aesthetically pleasing project.

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

Site access will be via Holly Avenue, a local street, which will feed traffic onto Rancho Drive, a 100-foot primary arterial. The roadway network is deemed adequate to meet the traffic generated by the proposed development.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The proposed landscaping is typical of multi-family developments in other parts of the city and is appropriate. Building materials consist of stuccoed exterior walls and tile roofs and are also typical of other development. It is recommended that at least three colors be utilized on the exterior elevations to create contrast and enhance the project's visual quality.

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 layout of the buildings and the proposed landscaping, create an orderly site design with abundant open areas between buildings. The elevations lack the level of architectural detail that is desired for this type of project. Conditions of approval are recommended that will enhance the aesthetic quality of the project.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 194 [Mailed with ZON-3346]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3514** APN: 139-20-401-008, 7-012, -013, -014

Name of Property Owner: HOLLEY FERREL LLC

Name of Applicant: HOLLEY FERREL LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

 X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

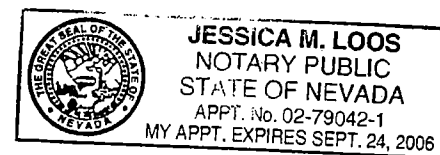
Signature of Property Owner/Authorized Agent: Chad Vellinga

Print Name: CHAD VELLINGA

Subscribed and sworn before me

This 9 day of DEC , 20 03

 Jessica M. Loos
Notary Public in and for said County and State
 Clark County
 Nevada State





SDR-3514 - HOLLY FERREL, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL STREET, APPROXIMATELY 530 FEET FROM
RANCHO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3419 - WADE SHAPIN - Request for a Variance TO ALLOW A 4 FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letters of Support from Gary Konke, Brade Sneed and Gary Fletcher

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESEDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized that a previous variance was granted for an eight-foot wall along the front of the property. The colored map provided depicts the other ten setback variances within a one-block area of the site. Since each application is evaluated on its own merits, staff recommended denial.

WADE SHAPIN, 1750 South Tenaya Way, outlined the major renovation and upgrade to the 25-year old property. The critical link to the addition is a hallway to a new master suite. He needs another six feet to pull the addition together and have adequate room size. The project will enhance this area of Tenaya with its older residences. It will increase the value of Tenaya

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 83 – VAR-3419

MINUTES – Continued:

properties. Properties across the street are valued at \$850,000 to \$1.2 million. The original placement of the house makes it impossible to construct the addition without demolishing the homes and starting over. The irregular lot shape causes a substantial shift with the setback. He pointed out that his nearest neighbors and Trophy Homes across the street have given him support letters for the application. Because of his neighbor's setback, there will be a 22 foot separation even after the addition. Because of the way power is linked to his neighbor's home, there is no intent to ever close the area. Lastly, he presented photographs of two area homes which were granted a 4-foot and a 5-foot setback.

COMMISSIONER DAVENPORT requested that the referenced letters be submitted for the record. CHAIRMAN TRUESDELL verified that the setback was measured back to the face of the building, rather than the roof overhang. COMMISSIONER McSWAIN clarified with MR. SHAPIN the siting of the proposed addition and that he was responsible for placing the original home at an angle on the lot. MR. SHAPIN explained that it was impossible to square the home up to any property line and concurred with the condition proposed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

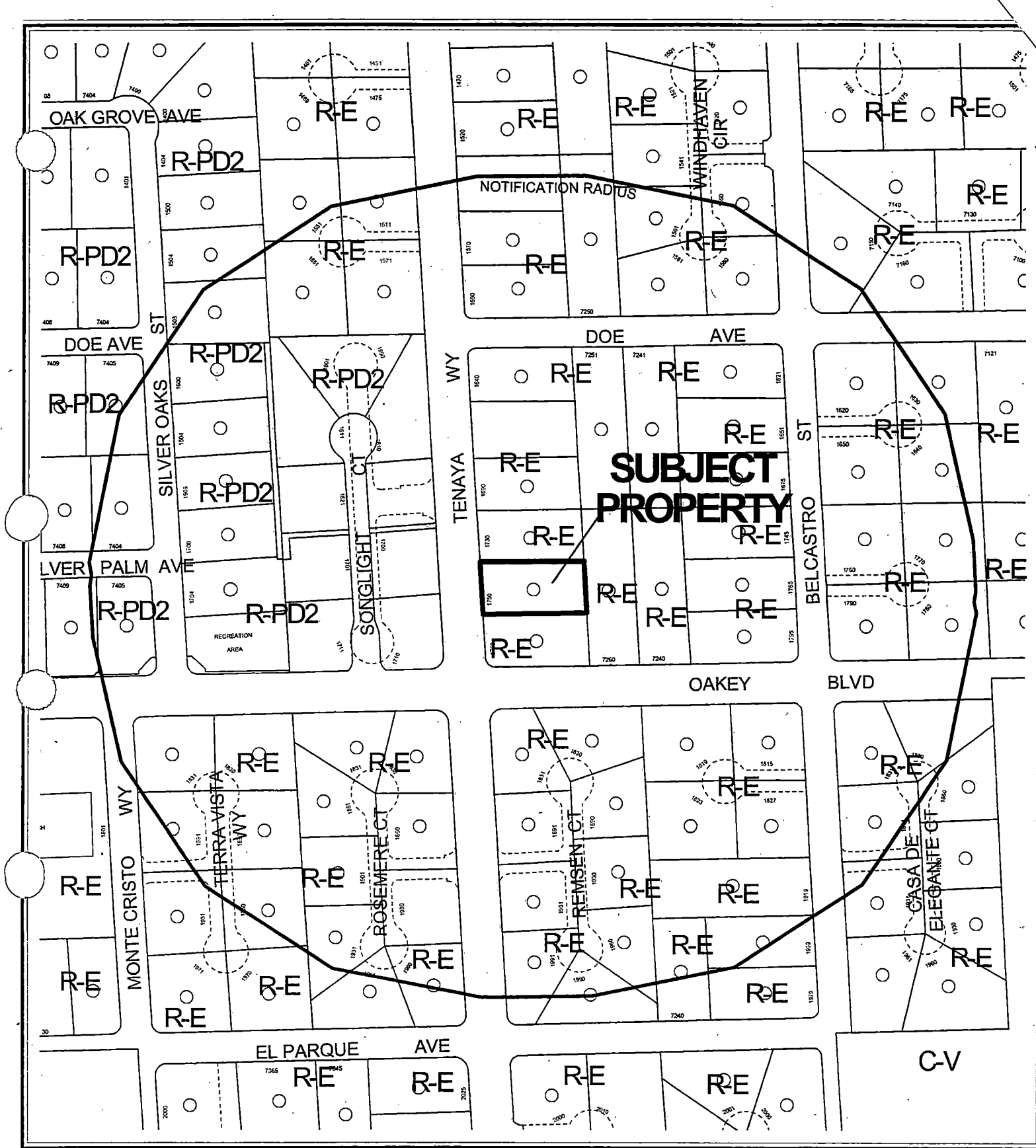
(1:34 – 1:42)

6-900

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **VAR-3419**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet





CASE: **VAR-3419**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)





VAR-3419

Legend

-  Subject Property
-  Other Properties with Variances

Variances

0 245 490 980 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3419 - WADE ROBERTS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a four-foot side yard setback where ten feet is the minimum setback allowed for a proposed addition to an existing single family dwelling at 1750 South Tenaya Way.

B) Applicant's Justification

The applicant's justification letter states that the purpose for the addition is to provide additional living space. The applicant has resided in the home for over twenty years and expects the addition to enhance not only his property but also its relationship to the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 07/26/90 | The Board of Zoning Adjustment approved a Variance (V-0087-90) to allow a single family dwelling to be 30 feet from the rear property line where 39 feet is required at 1620 Belcastro Street. Staff recommended denial of the request. |
| 09/26/91 | The Board of Zoning Adjustment approved a Variance (V-0129-91) to allow a second dwelling where only one dwelling is permitted and to allow the second dwelling to be 23 feet from the rear property line where 35 feet is required at 1650 Belcastro Street. Staff recommended denial of the request. |
| 07/01/92 | The City Council approved an appeal of a Board of Zoning Adjustment denial of Variance (V-0065-92) thereby allowing an addition 12 feet from the rear property line where 38 feet is required at 1500 Windhaven Circle. Staff recommended denial of the request. |
| 02/17/93 | The City Council approved an appeal of a Board of Zoning Adjustment denial of Variance (V-0183-92) thereby allowing a single family dwelling 15 feet from the rear property line where 38 feet 5 inches is required at 1860 Casa de Elegante Court. Staff recommended denial of the request. |

VAR-3419 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

- 08/23/94 The Board of Zoning Adjustment approved a Variance (V-0113-94) to allow a single family dwelling 23 feet from the rear property line where 37 feet is required and 43 feet from the front property line where 50 feet is required at 1860 Rosemere Court.. Staff recommended denial.
- 05/23/95 The Board of Zoning Adjustment approved a Variance (V-0045-95) to allow a patio cover 27 feet from the rear property line where 37 feet 9 inches is required at 1790 Belcastro Street. Staff recommended denial of the request.
- 06/27/95 The Board of Zoning Adjustment approved a Variance (V-0083-95) to allow an addition 10 feet from the rear property line where 36 feet 6 inches is required at 1580 Windhaven Circle. Staff recommended denial of the request.
- 11/26/96 The Board of Zoning Adjustment approved a Variance (V-0142-96) to allow a single family dwelling 49 feet 3 inches from the front property line where 50 feet is required at 1930 Casa de Elegante Court. Staff recommended approval of the request.
- 02/25/97 The Board of Zoning Adjustment approved a Variance (V-0001-97) to allow a single family dwelling 46 feet from the front property line, but denied a reduction of the side property line to 6 feet at 7240 El Parque Avenue. Staff recommended approval of the request.
- 09/02/97 The Board of Zoning Adjustment approved a Variance (V-0079-97) to allow an addition 25 feet from the rear property line where 35 feet is required at 1830 Casa de Elegante Court. Staff recommended approval of the request.
- 04/03/03 The Department of Building and Safety issued a conduit permit and a permit to abandon an existing septic tank and add a sewer line. This is the most recent building permit activity on the site.
- 10/23/03 The Planning Commission approved a Variance to allow an eight-foot high wall where a four-foot high (top two feet being 50% open) is permitted on the subject site.

B) Pre-Application Meeting

- 11/20/03 The applicant explained that he recently received approval of a variance to allow an eight-foot wall along the front of his property. A site plan was submitted for review and the applicant was informed of the submittal requirements.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.46

B) Existing Land Use

Subject Property: Single Family Dwelling
North: Single Family Dwelling
South: Single Family Dwelling
East: Single Family Dwelling
West: Undeveloped

C) Planned Land Use

Subject Property: DR (Desert Rural Density)
North: DR (Desert Rural Density)
South: DR (Desert Rural Density)
East: DR (Desert Rural Density)
West: DR (Desert Rural Density)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-PD2 (Residential Planned Development – 2 Units Per Acre)

E) General Plan Compliance

The DR (Desert Rural Density Residential) category of the Southwest General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

VAR-3419 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Min. Lot Size	20,000 SF	20,282 SF	Y
Min. Lot Width	100 Feet	101 Feet	Y
Min. Setbacks			
• Front	50 Feet	80 Feet	Y
• Side	10 Feet	4 – 7 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	54 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories /35 Feet	1 Story /20 Feet	Y

This Variance request is a result of the proposed addition to an existing single family dwelling that encroaches into the side setback area. At the narrowest point, the addition will be four feet from the side property line. The applicant has indicated that the addition will be no higher than 20 feet and will be incorporated into the architecture of the existing dwelling.

B) General Analysis and Discussion

As detailed in the background information, a survey of the immediate area surrounding the subject site revealed ten variances concerning setbacks within a one-block radius. However, the Planning and Development Department's recommendation is based upon the merits of each application. Previous variances can be considered in determining the appropriateness of a variance, but is not determinative. The burden of proof for approval of a Variance requires the presence of a hardship that is not solely personal, self-created or financial in nature. The lack of such hardship, as the site has no inherent topographical constrictions or extraordinary situations, does not warrant a recommendation of approval.

FINDINGS

In accordance with the provisions of Title 19.18.070(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."

VAR-3419 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

Additionally, Title 19.18.070L 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 attempting to overbuild the site. Alternative floor plans 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.

NOTICES MAILED 91

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3419** APN: 1103-03-104-000

Name of Property Owner: WADE ROBERTS

Name of Applicant: WADE ROBERTS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes ~~X~~ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

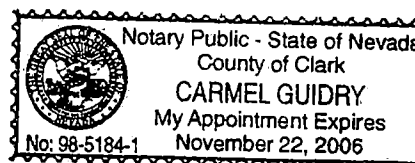
Signature of Property Owner/Authorized Agent: Wade Roberts

Print Name: WADE ROBERTS

Subscribed and sworn before me

This 18 day of November, 2003

Carl King
Notary Public in and for said County and State



SHEET INDEX

SHEET #	DESCRIPTION
1	SITE PLAN
2	ADDITION / REMODEL FLOOR PLAN
3	INTERIOR ELEVATIONS

ADDRESS: 180 SOUTH TENAYA
LAS VEGAS, NV 89101

ASSESSOR'S PARCEL NUMBER: 166-06-00-00-00
LOT: 000-00-00-00-00

PROPERTY DEVELOPMENT STANDARDS: CITY OF LAS VEGAS - 2004

REQUIRED SETBACKS FOR PRIMARY RESIDENCE:

FRONT: 5'-0"
SIDE: 10'-0"
REAR: 5'-0"

REQUIRED SETBACKS FOR ACCESSORY STRUCTURE:

FRONT: 5'-0"
SIDE: 5'-0"
REAR: 5'-0"

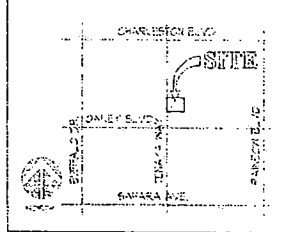
GUEST QUARTERS: 10'-0"

FRONT: 10'-0"
SIDE: 5'-0"
REAR: 5'-0"

ALL CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL APPLICABLE CODES, ORDINANCES, AND OTHER REGULATORY REQUIREMENTS. THE GENERAL NOTES HEREIN REQUIRE THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NOTE: THE PLANS ARE BASED ON INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LOCATION MAP



BASIS FOR DESIGN

ARCHITECTURAL: 2004 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
MECHANICAL: 2004 EDITION OF THE INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2004 EDITION OF THE NATIONAL ELECTRICAL CODE
PLUMBING: 2004 EDITION OF THE NATIONAL PLUMBING CODE
FIRE PROTECTION: 2004 EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE
ENERGY: 2004 EDITION OF THE NATIONAL ENERGY CODE

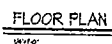
SITE PLAN

MR. AND MRS. ROBERTS RESIDENCE
SITE PLAN / COVER SHEET

DAVID A. REINTZ
RESIDENTIAL DESIGNER
180 WEST GARDEN AVE.
LAS VEGAS, NEVADA 89101
PHONE: 702.734.1234

DATE: 1-22-04
PROJECT: R-03-226

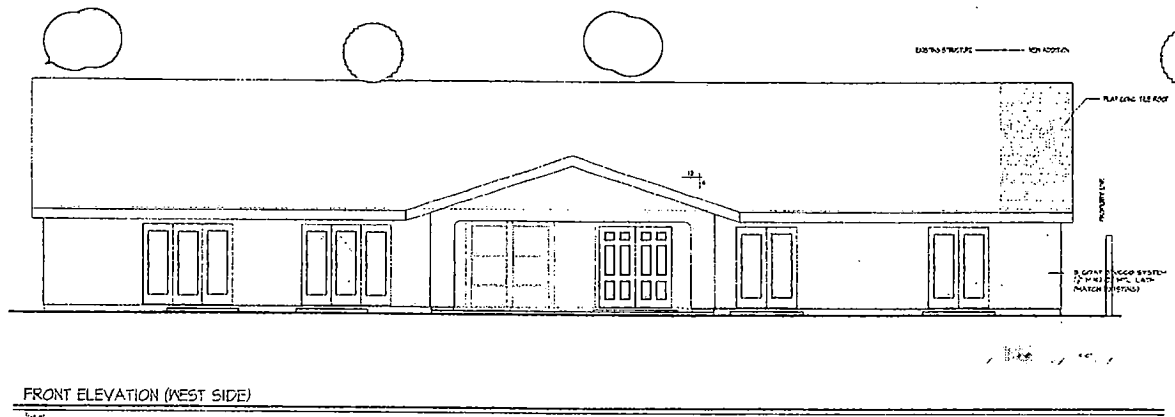
STAFF VAR-3419
1-22-04 PC



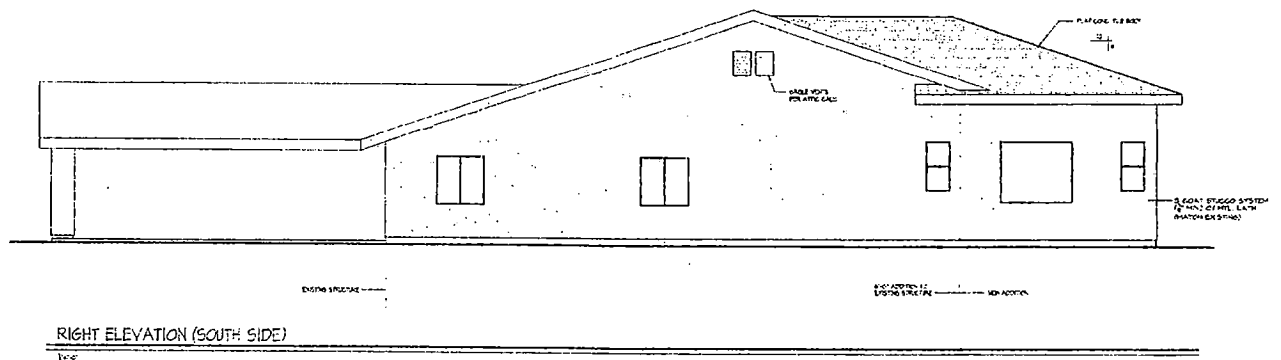
DAVID A. HEINTZ
RESIDENTIAL D.
708 WEST CHASE
LOS ANGELES, CALIF. 90024
PHONE: 349-1441



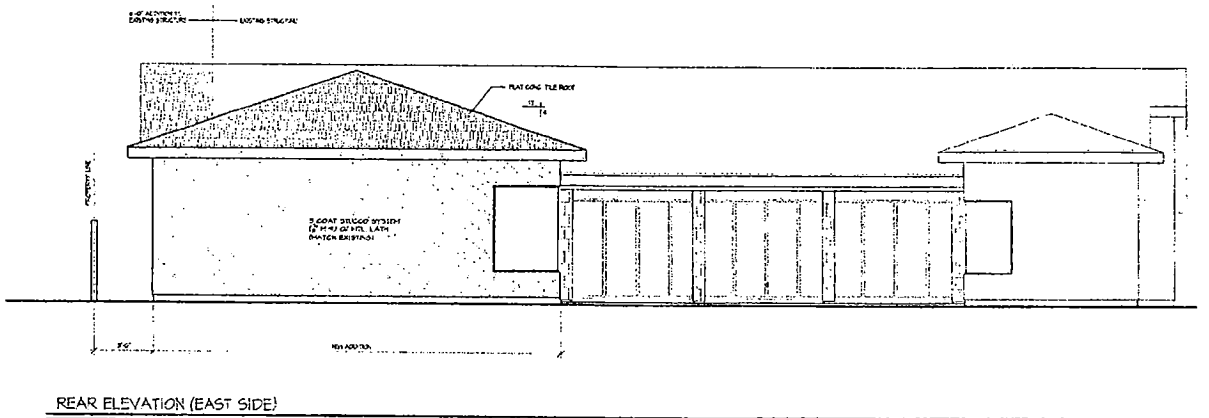
DATE
7 NOV. 03
2032
R-03-226
2 11 3



FRONT ELEVATION (WEST SIDE)



RIGHT ELEVATION (SOUTH SIDE)



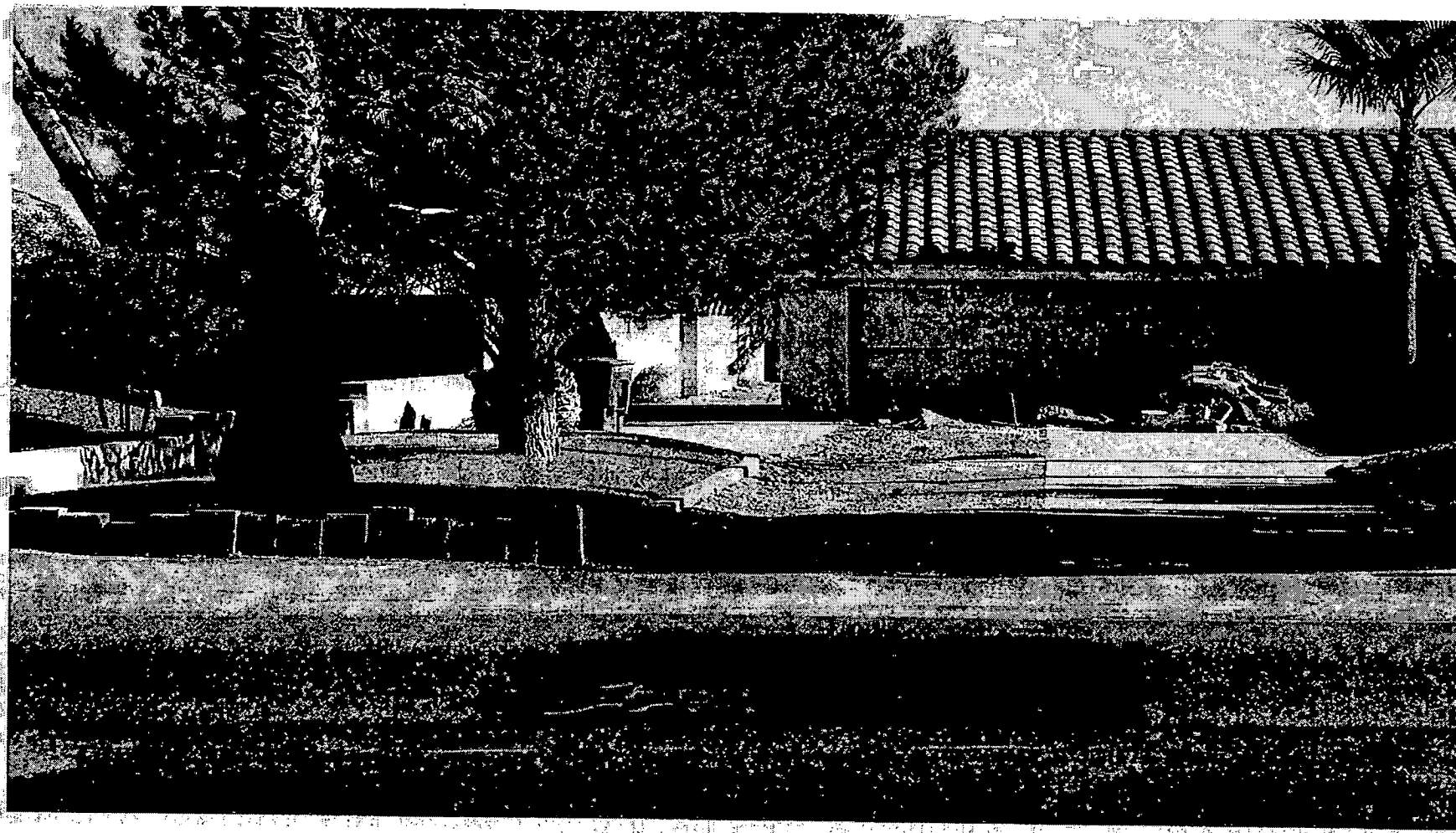
REAR ELEVATION (EAST SIDE)

PROJECT TITLE
MR. AND MRS. ROBERTS RESIDENCE
SHEET TITLE
EXTERIOR ELEVATIONS



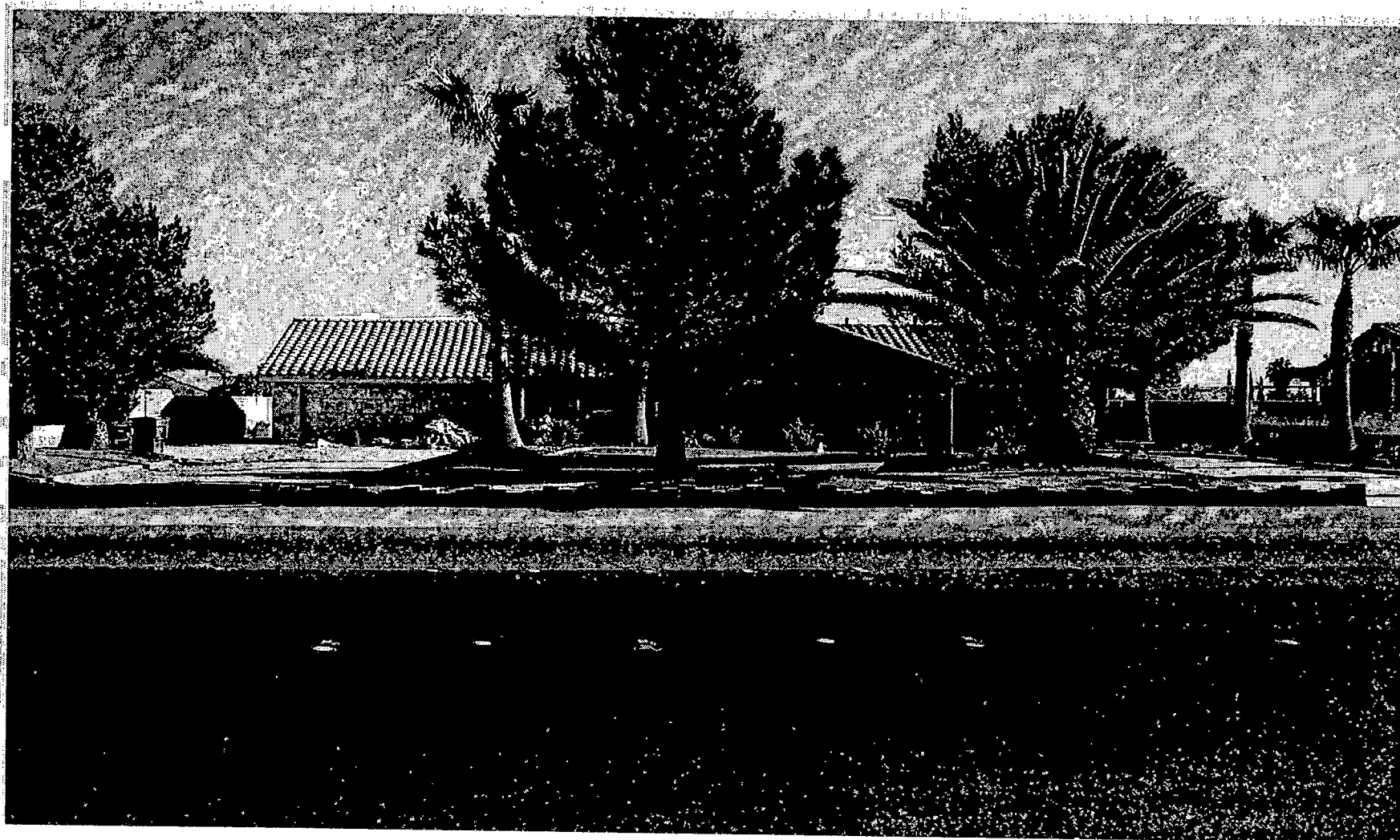
DATE
7 NOV. 03
JOB
R-03-226
SHEET
1 OF 2

STAFF **VAR-3419**
1-22-04 PC



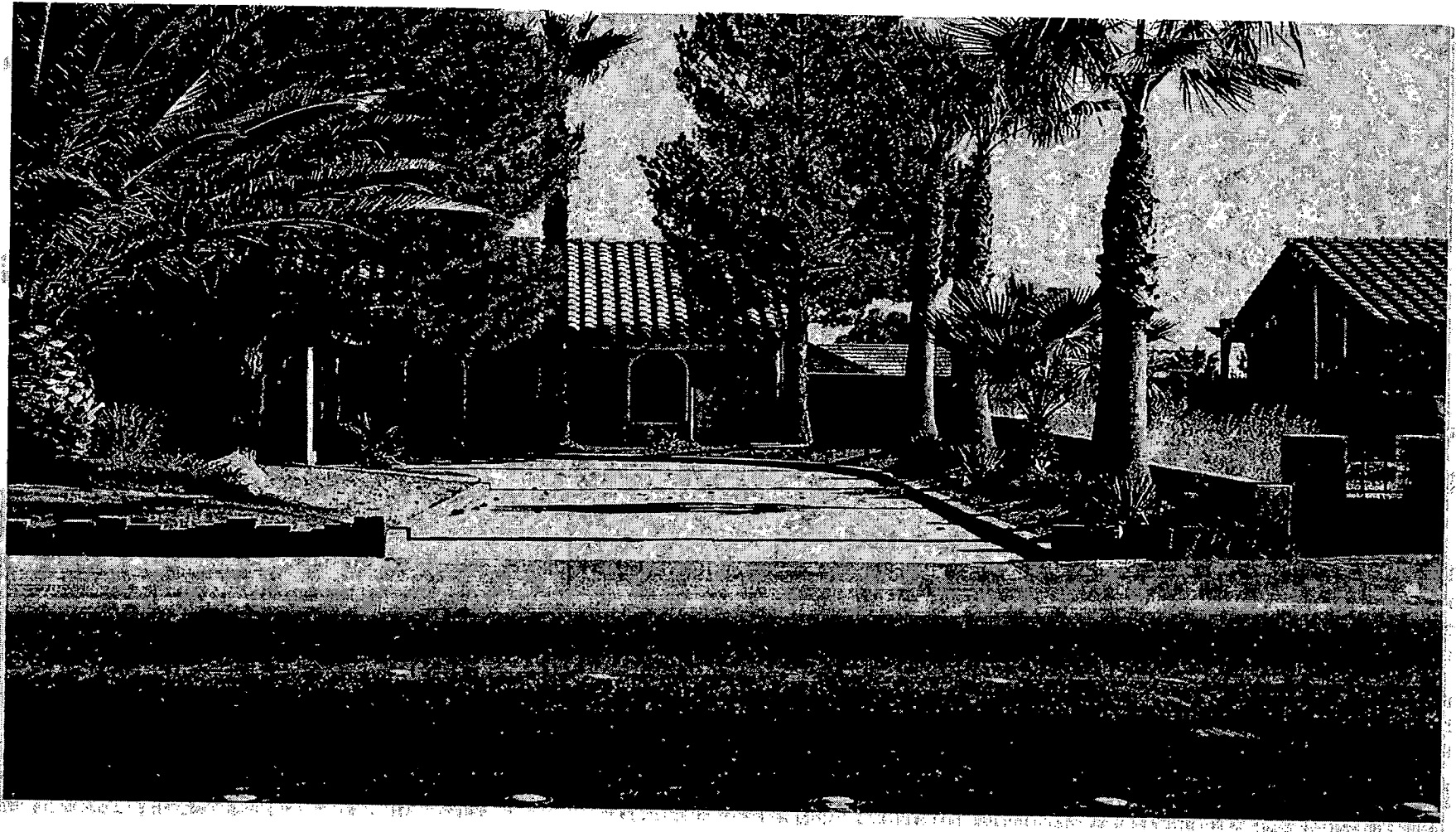
VAR-3419 - WADE ROBERTS
1750 SOUTH TENAYA WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



VAR-3419 - WADE ROBERTS
1750 SOUTH TENAYA WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



VAR-3419 - WADE ROBERTS
1750 SOUTH TENAYA WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

Letter of Approval

Regarding Property:

1750 So. Tenaya Way
Las Vegas, Nevada 89117

Owner

Wade Roberts
702-363-6705

Adjacent Property Owner:

Gary Konke
1730 So Tenaya Way
Las Vegas, Nevada 89117
702-363-3880

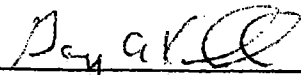
To City of Las Vegas

As indicated by the signature below this letter is to formally provide approval and support for the proposed construction at 1750 So. Tenaya Way. As the property owner to the adjoining north property line of 1750 So. Tenaya I fully understand that Wade Roberts is requesting approval of a zoning variance to construct additional living space on the south end of the existing home. I fully understand that the variance will reduce the current setback from 10 foot to 4 foot. I support and encourage the City of Las Vegas to approve Wade Roberts request.

Thank You,

Gary Konke

Signature



Date 11-18-03

Submitted at Planning Commission

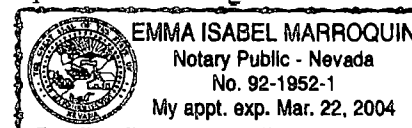
Date 1/22/04 Item 83

Letter of Approval

Regarding Property: 1750 So. Tenaya Way
Las Vegas, Nevada 89117
Owner: Wade Roberts
702-363-6705
West Property Owner: Trophy Homes
Southwest Corner of Oakey and Tenaya
5 acres directly west of 1750 So. Tenaya Way
Contact Name: Brad Sneed Vice President Trophy Homes
Phone 702-255-2135

To City of Las Vegas

As indicated by the signature below this letter is to formally provide approval and support for the proposed construction at 1750 So. Tenaya Way. Trophy Homes is the property owner directly west of the proposed request for a zoning variance. As the Vice President of Trophy Homes I can say that Trophy Homes fully understands that Wade Roberts is requesting approval of a zoning variance to construct additional living space on the south end of his existing home. Trophy Homes fully understands that the variance will reduce the current setback from 10 foot to 4 foot. Trophy Homes highly supports and encourages the City of Las Vegas to approve Wade Roberts request for a zoning variance.



Thank You,

Brad Sneed
Vice President Trophy Homes

Notarized by

[Signature]

Signature

[Signature]

Date

6/25/02

Submitted at Planning Commission

Date

1/22/04

Item

83

Letter of Approval

Regarding Property: 1750 So. Tenaya Way
Las Vegas, Nevada 89117
Owner Wade Roberts
702-363-6705

Adjacent Property Owner: Gary Fletcher
1760 So Tenaya Way
Las Vegas, Nevada 89117
702-363-9114

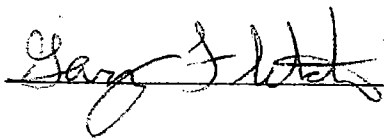
To City of Las Vegas

As indicated by the signature below this letter is to formally provide approval and support for the proposed construction at 1750 So. Tenaya Way. As the property owner to the adjoining south property line of 1750 So. Tenaya I fully understand that Wade Roberts is requesting approval of a zoning variance to construct additional living space on the south end of the existing home. I fully understand that the variance will reduce the current setback from 10 foot to 4 foot at the nearest point opening up to 7 foot at the furthest point. I support and encourage the City of Las Vegas to approve Wade Roberts request.

Thank You,

Gary Fletcher

Signature



Date 11-18-03

Submitted at Planning Commission

Date

1/22/04

Item

83

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3480 - SHAPIN ALLEN TRUST - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The applicant shall revise the site plan to reflect a minimum setback of 7 feet from the property line and the front of the proposed garage. Said plan shall be submitted to the Planning and Development Department staff prior to the issuance of permits.*

– UNANIMOUS with NIGRO excused

NOTE: Per a directive from COMMISSIONER EVANS, the applicant was required to provide a support letter from the neighbor. This was subsequently added as a Condition of Approval for the 2/18/2004 City Council meeting by Planning and Development.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that the detached structure was formerly used as a garage and has been converted to a storage area and office. The applicant is seeking to add a garage onto the accessory structure. Conditions are proposed to prevent the structure from becoming a casita or used for human habitation as well as for windows to provide adequate site visibility and ensure there is no problem with traffic turning movements. Staff could find no permits for the original accessory structure or for the garage conversion. Staff recommended denial.

C DAVID SHAPIN appeared on behalf of his father's living trust and clarified that the garage was not converted. There is no office and the building constructed in 1957 is still a garage. That is why there are no new permits. The intent is to now put an office into the garage. CHAIRMAN TRUESDELL discussed that the intent is to make improvements to the existing shell. MR. CLAPSADDLE explained that the addition would intrude into the corner setback, thus requiring the variance.

C COMMISSIONER McSWAIN pointed out that the addition would need to allow for visibility when exiting the structure. MR. SHAPIN stated that the house was purchased in 1957 because the home was wheelchair accessible. His wheelchair-bound mother passed away in 2000 and his family of six moved into his parents' home to take care of his father who is now in a wheelchair. Putting the office in the garage will open up another bedroom in the house. In order to accomplish this goal, he expressed a willingness to install another curb cut or access the garage from the side from the back property line. The line-of-sight issue would not be a problem because this is not near the corner. COMMISSIONER McSWAIN discussed a covered carport rather than a garage addition. MR. SHAPIN outlined conversations with ADRIENNE LOW of Planning and Development, that the carport could not be a structure. It would also not provide the security he would like.

TODD FARLOW, 240 North 19th Street, questioned the feelings of the adjacent neighbors. MR. SHAPIN replied that the neighbor to the north supported the application, the neighbor to the east is buffered by a berm and the neighbors to the south were selling their home and had no opinion.

COMMISSIONER EVANS noted that this home is within the John S. Park Association. The proposed structure would extend toward Griffith and that the existing garage appeared to be constructed up to the property line. MR. SHAPIN rebutted that the structure is almost 21 feet from the Griffith property line. COMMISSIONER DAVENPORT clarified that the vehicle shown in the picture would be enclosed by the proposed addition. COMMISSIONER EVANS wondered about potential fire code and power line access issues. There may be traffic visibility issues as well. This would be a substantial variance. A better alternative might be to building an

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

MINUTES – Continued:

additional room onto the home and leaving the garage as a garage. MR. SHAPIN stated that an addition would exceed the acceptable lot coverage percentage.

COMMISSIONER DAVENPORT expressed his concern with the structure coming within two feet of the street. It would appear that a smaller office would reduce the addition necessary to serve the same purpose, leave a seven foot setback, be more acceptable to the neighbors and he could support that as well. COMMISSIONER EVANS agreed that the greater setback would address his safety concerns as well. MR. SHAPIN indicated he would be agreeable as well. He could not extend the garage to the rear because of the power hook up and huge conduits. MR. CLAPSADDLE recommended amending the variance to seven feet on the corner side. The conditions proposed require adequate site visibility that will be checked by Public Works. Fire Services will review the plan during the Building Department review.

COMMISSIONER EVANS directed that MR. SHAPIN provide a support letter from the neighbor. COMMISSIONER McSWAIN indicated that she would support the modifications, but in the event the revisions are not doable, a carport maintaining the same seven foot setback would be acceptable.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:42 – 1:55)

6-1178

CONDITIONS:

Planning and Development

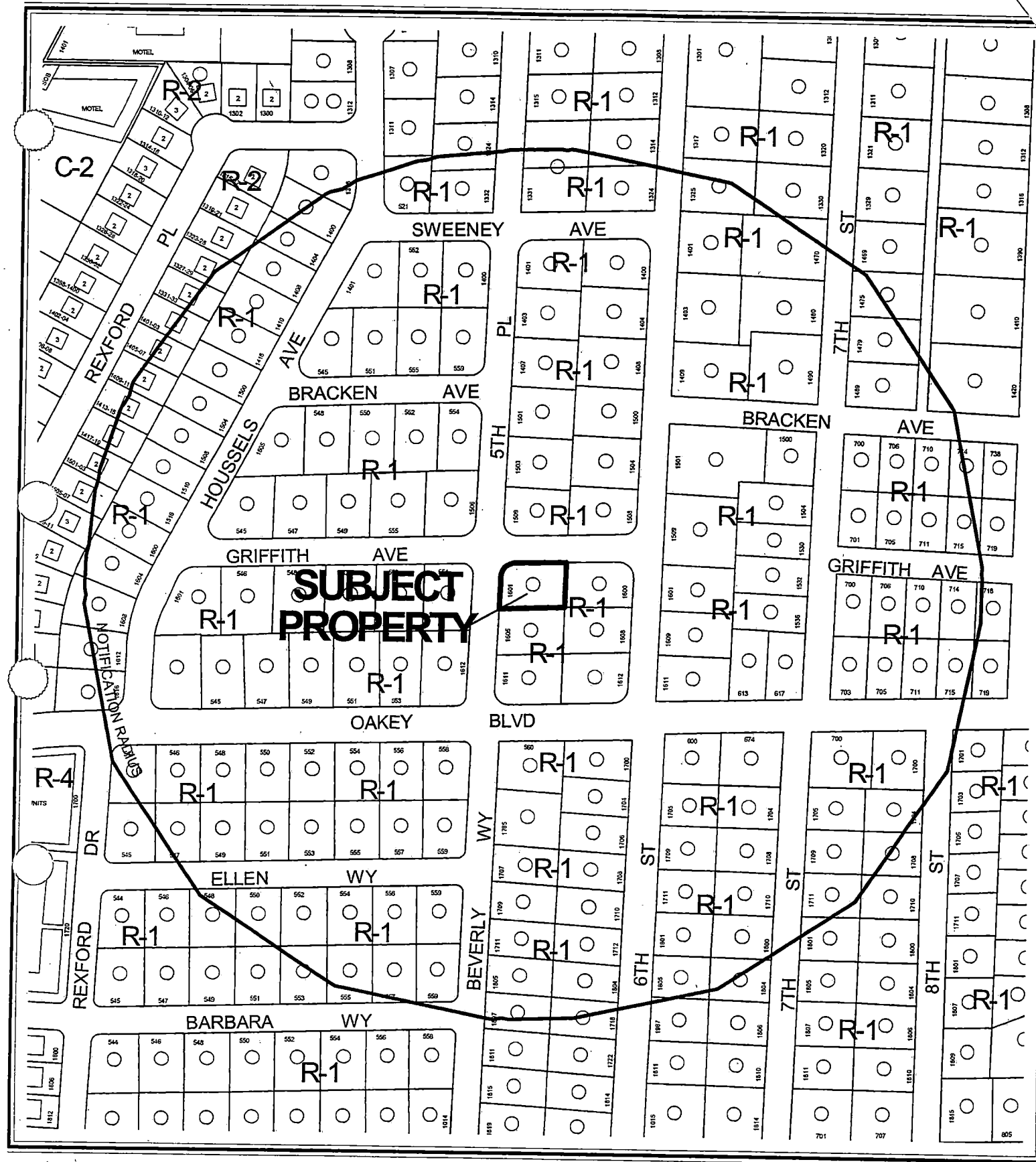
1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall obtain all proper permits and comply with the Department of Building and Safety code requirements.
3. The detached accessory structure is not intended for human habitation and shall not be utilized as a guest house/casita.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

CONDITIONS – Continued:

Public Works

4. The construction design must include view windows or viewpoints that provide adequate sight visibility, of vehicle and pedestrian cross traffic within the public right-of-way, for the vehicles utilizing the proposed garage.



CASE: **VAR-3480**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)





CASE: **VAR-3480**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 100 200 Feet





VAR-3480

Legend

-  Subject Property
-  Other Properties with Variances

Variances

0 170 340 680 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-3480 - SHAPIN ALLEN TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall obtain all proper permits and comply with the Department of Building and Safety code requirements.
3. The detached accessory structure is not intended for human habitation and shall not be utilized as a guest house/casita.

Public Works

4. The construction design must include view windows or viewpoints that provide adequate sight visibility, of vehicle and pedestrian cross traffic within the public right-of-way, for the vehicles utilizing the proposed garage.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow an addition to an existing detached accessory structure to be 2 feet 10 inches from the corner side property line where 15 feet is required at 1601 Fifth Place.

B) Applicant's Justification

The applicant's justification letter states that the need for additional space for the family is the reason for the garage addition.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/60 The Board of City Commissioners approved a Variance (V-0015-60) to allow an attached garage within 17 feet of the rear property line. The Board of Zoning Adjustment recommended approval. Staff recommended approval of the request.
- 07/24/75 The Board of Zoning Adjustment approved a Variance (V-0030-75) to allow an addition of a single family dwelling to be 18 feet 9 inches from the rear property line where 25 feet is required. Staff recommended denial of the request.
- 02/09/77 The Board of City Commissioners approved an appeal of a Board of Zoning Adjustment denial of Variance (V-0095-76) thereby allowing a 1,650 square foot accessory where the maximum square footage for a detached accessory structure is 1,213 and to allow a portion of the accessory structure within the side yard where no such structure is allowed. Staff's recommendation is not available.

B) Pre-Application Meeting

- 12/09/03 The final in a series of meetings was held to discuss revisions to the site plan. The applicant was informed that a Variance would be necessary due to the revised site plan.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.22

B) Existing Land Use

Subject Property: Single Family Dwelling
North: Single Family Dwelling
South: Single Family Dwelling
East: Single Family Dwelling
West: Single Family Dwelling

C) Planned Land Use

Subject Property: L (Low Density Residential)
North: L (Low Density Residential)
South: L (Low Density Residential)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Dwelling)
North: R-1 (Single Family Dwelling)
South: R-1 (Single Family Dwelling)
East: R-1 (Single Family Dwelling)
West: R-1 (Single Family Dwelling)

E) General Plan Compliance

The L (Low Density Residential) category of the Southeast General Plan permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreational facilities, schools and churches are allowed in this category.

VAR-3480 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Main Dwelling:			
Min. Lot Size	6,500 SF	9,638 SF	Y
Min. Lot Width	65 Feet	95 Feet	Y
Min. Setbacks			
• Front	20 Feet	23 Feet	Y
• Side	5 Feet	9 Feet	Y
• Corner	15 Feet	23 Feet 4 Inches	Y
• Rear	15 Feet	38 Feet	Y
Max. Lot Coverage	50%	47.6%	Y
Max. Building Height	2 Stories /35 Feet	9 Feet 10 Inches	Y
Detached Accessory Structures:			
Min. Setbacks			
• Side	3 Feet	21 Feet 5 Inches	Y
• Rear	3 Feet	3 Feet 4 Inches	Y
• Corner side	15 Feet*	2 Feet 10 Inches	N
• From main dwelling	6 Feet	6 Feet	Y
Max. Rear yard coverage	50%	41%	Y
Height	2 Stories (not to exceed 35') or the height of the main building, whichever is less	Less than main building	Y

AL

VAR-3480 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

* Title 19.08.040(B) states that accessory structures in the rear yard of corner lots may not be located closer to the side property line than that required for the main dwelling.

The applicant seeks to add a garage addition to an existing detached accessory structure. Because the structure is located on a corner lot the addition may not be closer to the corner side property line than the main dwelling. As the structure is proposed to be 2'10" from the indicated property line, this variance request is necessary. It should be noted that the site plan shows a net lot area of 10,589 square feet. However, the Clark County Assessor's Office shows 9,638 square feet as the area of the lot. The Clark County statistic was used to calculate lot coverage. As the lesser number it will guarantee that the lot coverage is less than 50% even if a discrepancy exists.

B) General Analysis and Discussion

The main dwelling was constructed in 1957. The applicant has indicated that an accessory structure, formerly used as a garage, has been converted for use as storage area and an office. It is unclear if the accessory structure was built when the dwelling was constructed or subsequent to that time, as the Department of Building and Safety is unable to locate any records on the property. Building and Safety was also unable to locate any permits or plans for a garage conversion on the subject site.

The applicant has indicated that this structure will not be used for human habitation as a guest house/casita. The structure currently contains multiple rooms that are used for storage purposes. The proposed configuration consists of a total of six rooms that will be used as a garage, storage and as a home office. All rooms do not have internal access to each other.

As detailed in the background information, a survey of the immediate area surrounding the subject site revealed three variances concerning setbacks within a one-block radius. However, the Planning and Development Department's recommendation is based upon the merits of each application. Previous variances can be considered in determining the appropriateness of a variance, but is not determinative. The burden of proof for approval of a Variance requires the presence of a hardship that is not solely personal, self-created or financial in nature. The lack of such hardship, as the site has no inherent topographical constrictions or extraordinary situations, on this site does not warrant a recommendation of approval.

Department of Building and Safety comments

Walls less than three feet to the property line are required to be one-hour construction with no openings. A parapet is required on the wall.

FINDINGS

In accordance with the provisions of Title 19.18.070(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 19.18.070L 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 attempting to overbuild the site. The conversion of the existing garage to another use does not warrant the granting of a variance to allow another garage to be built within the setback area. 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.

NOTICES MAILED 189

APPROVALS 0

PROTESTS 0



Case Number: **VAR-3480** APN: 102 03 213 016
Name of Property Owner: DAVID SHAPIN / SHAPIN ALLEN TRUST
Name of Applicant: DAVID SHAPIN

 Yes No

City Official: _____

Partner(s): _____

APN: _____

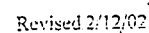
Signature of Property Owner/Authorized Agent: William Shaper

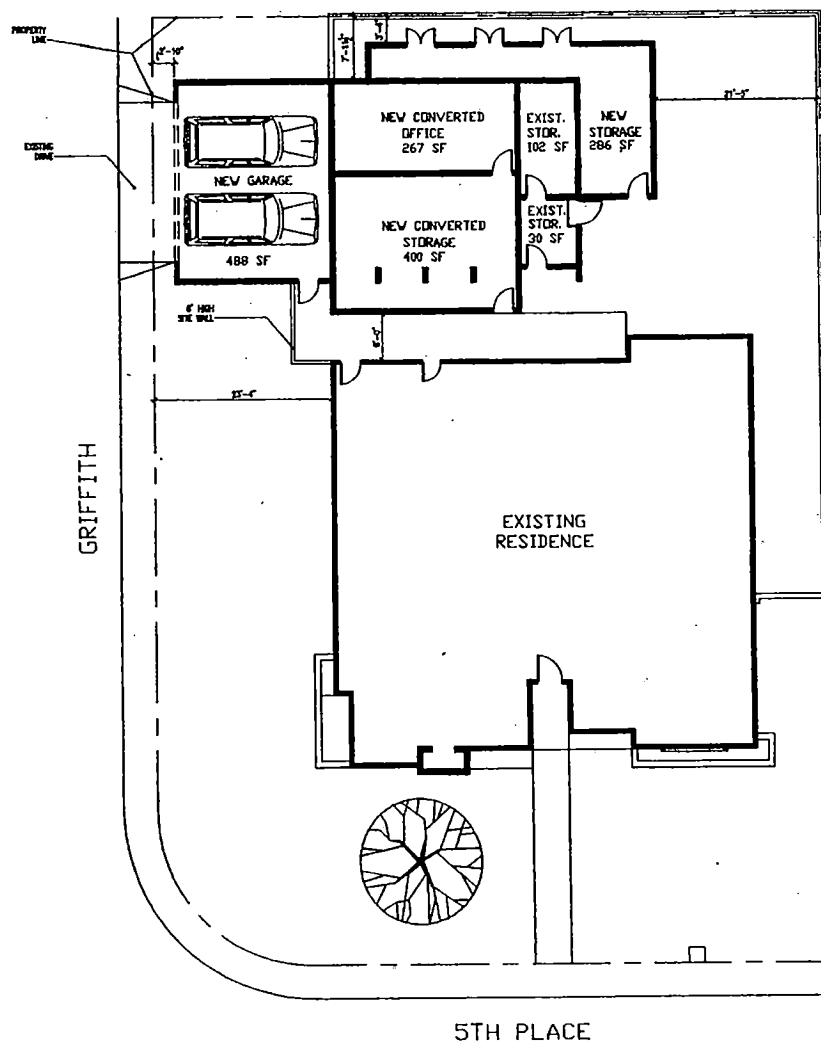
Print Name: JULIANN SHAPIN

~~Subscribed and sworn before me~~

This 10th day of November, 2003

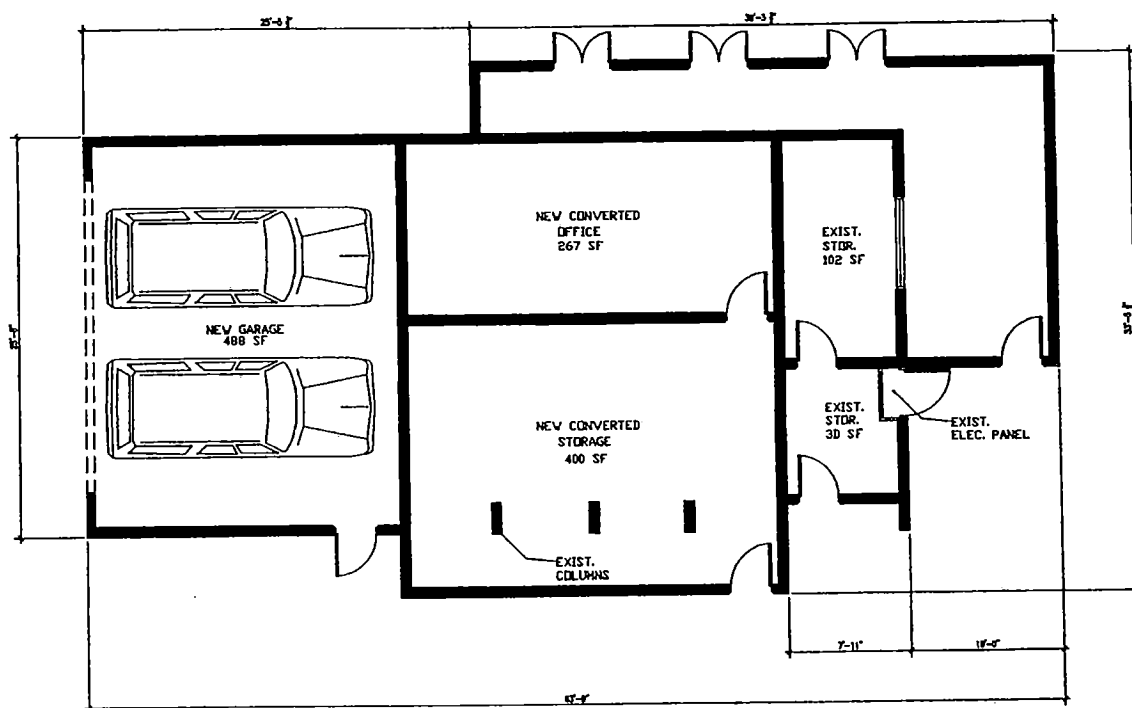
Notary Public in and for said County and State





REVISED
1.15.04

S-2

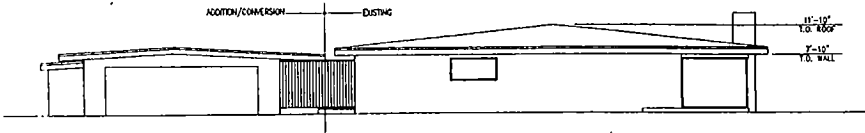


PLAN
SCALE 1/8"=1'-0"

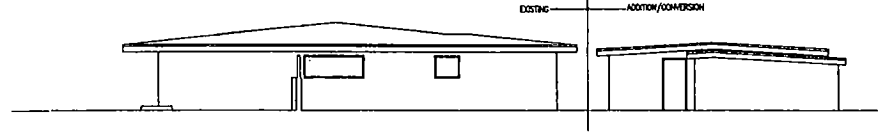
REVISED
1.15.04

VAR-3480
1-22-04 PC

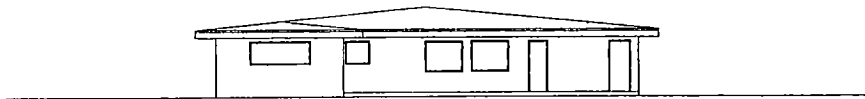
SHAPIN RESIDENCE
1605 5TH PLACE, LAS VEGAS NV 89104
OWNER/BUILDER: DAVID SHAPIN (210-9954)



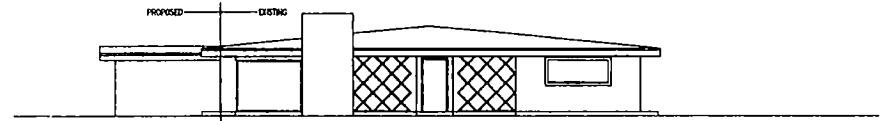
NORTH ELEVATION
SCALE: SCALE



SOUTH ELEVATION
SCALE: SCALE

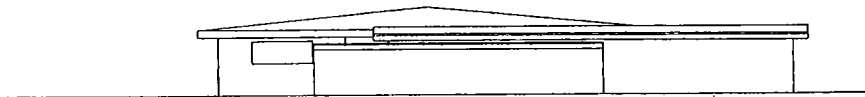


PARTIAL EAST ELEVATION
SCALE: SCALE

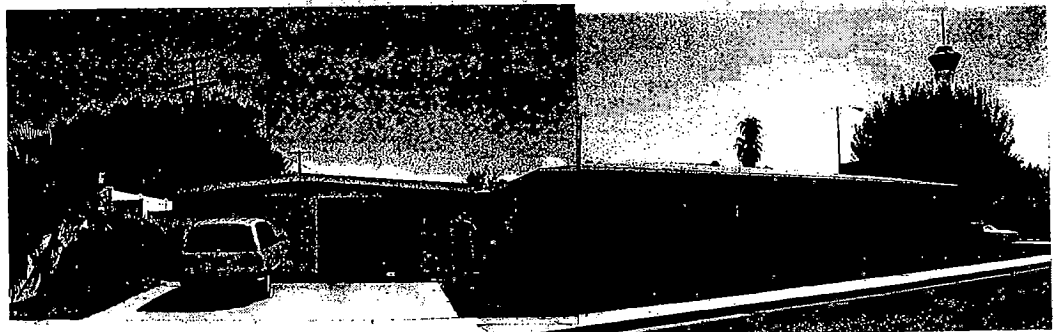


WEST ELEVATION
SCALE: SCALE

NOTE:
ALL MATERIALS AND COLORS TO MATCH EXISTING
SEE PHOTO BELOW



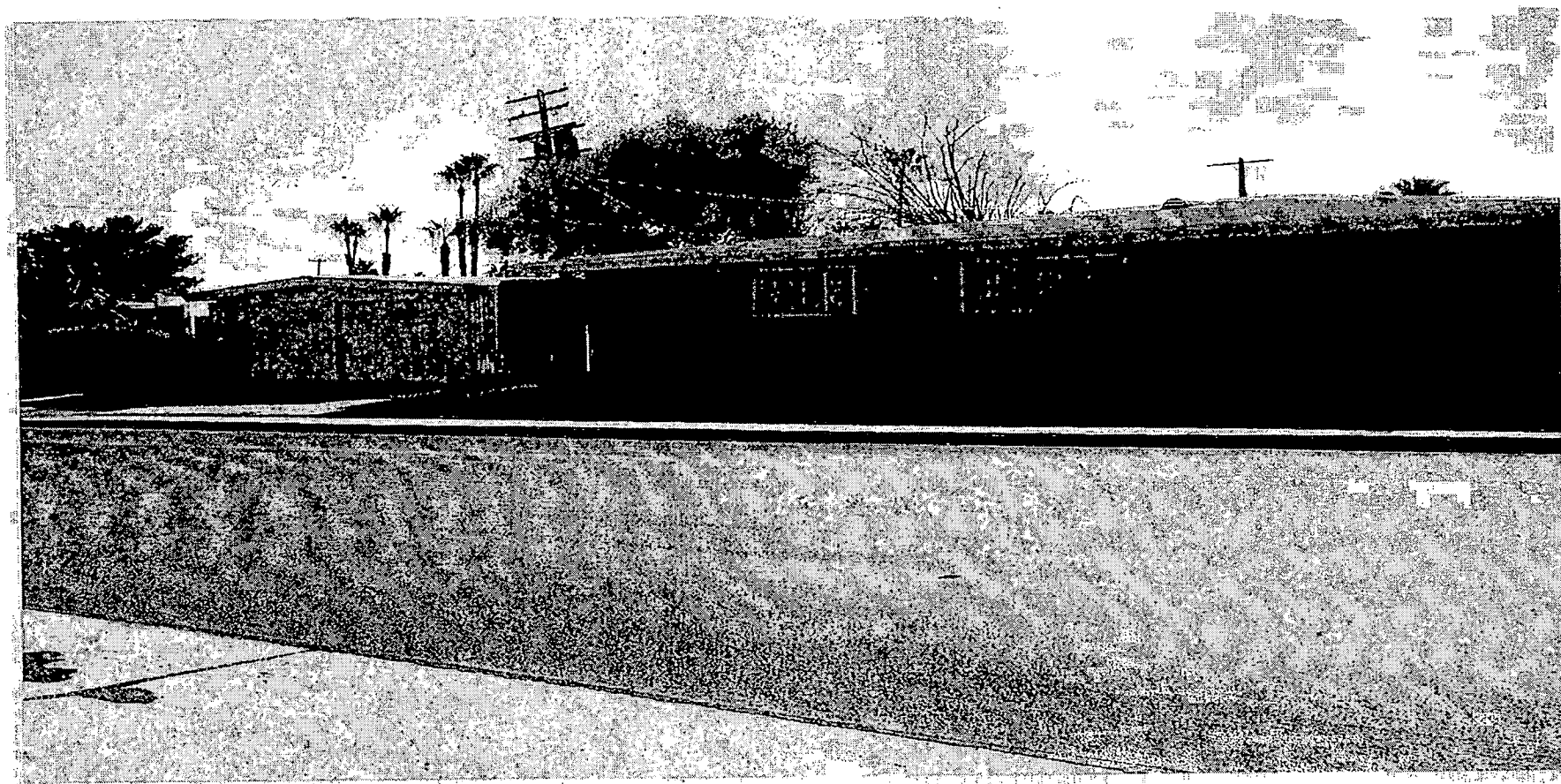
EAST ELEVATION
SCALE: SCALE



SHAPIN RESIDENCE
1605 5TH PLACE, LAS VEGAS NV 89104
OWNER/BUILDER: DAVID SHAPIN (210-9954)

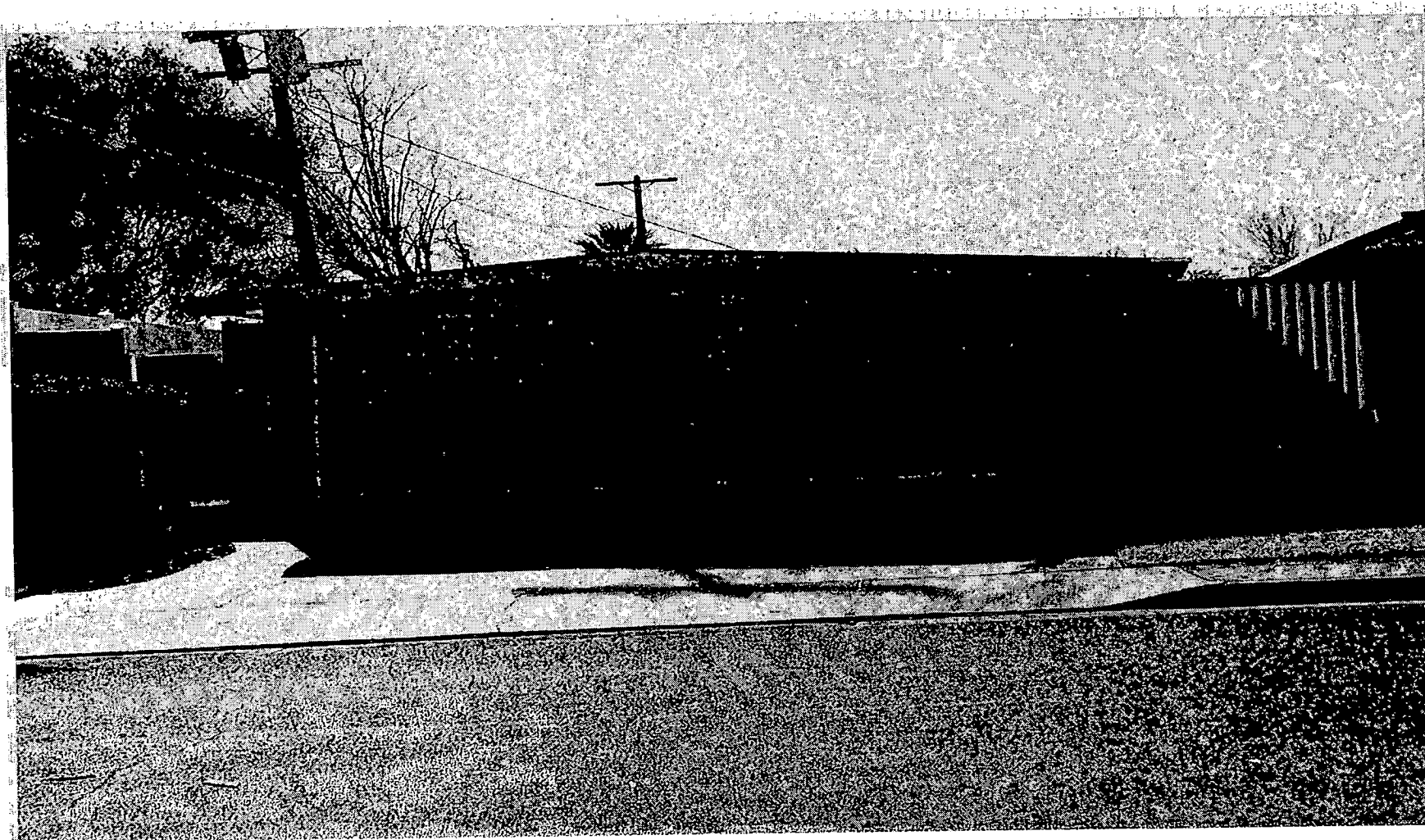
STAFF

VAR-3480
1-22-04 PC



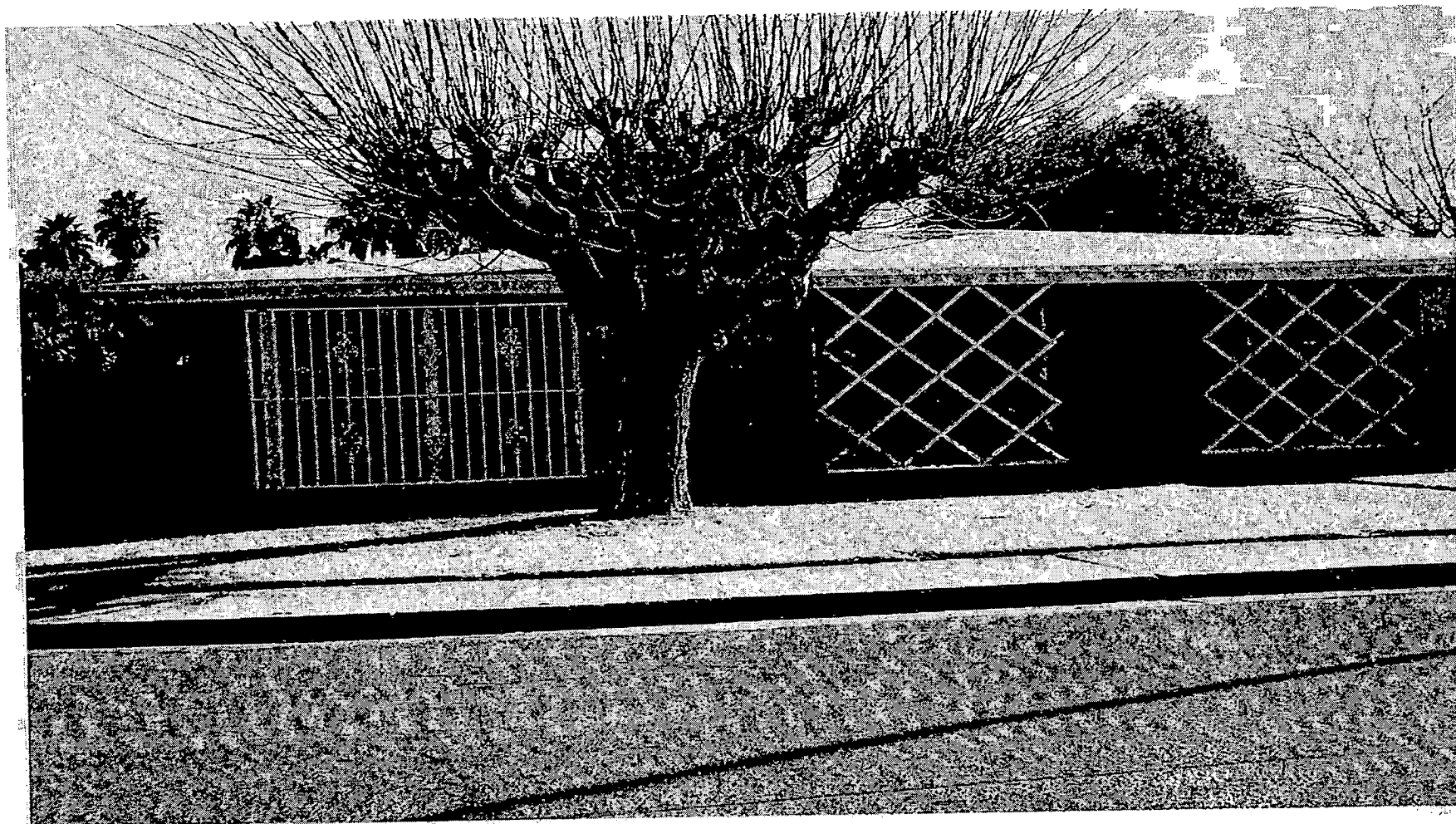
VAR-3480 - SHAPIN ALLEN TRUST
1601 5TH PLACE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



VAR-3480 - SHAPIN ALLEN TRUST
1601 5TH PLACE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



VAR-3480 - SHAPIN ALLEN TRUST
1601 5TH PLACE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



VAR-3480 - SHAPIN ALLEN TRUST
1601 5TH PLACE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482].

DAVID CLAPSADDLE, Planning and Development Department, advised that 344 of the 751 lots will not provide the code-required two unimpeded parking space. The concern is creating an on-street parking problem in a development of small and tight lots with associated site visibility obstructions and traffic movement problems. As for the waiver, some of the drives meet code. An issue raised by Fire Services may be addressed by proper sprinklers, but there is a concern with access for large vehicles and life-safety problems. The site plan includes four different products and two open space areas. The proposed density exceeds that which exists in

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 85 – VAR-3488

MINUTES – Continued:

the area, waivers would be required to the Town Center Street Section standards, retaining wall heights, suburban mixed use buffers and building height restrictions. Staff expressed a concern with the density, number of waivers and lack of compatibility with the surrounding area. Staff recommended denial of all three applications.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The Planning Commission approved the same plan for the south side of Farm Road. That development required exactly the same waivers proposed for this project. He concurred with all conditions. CHAIRMAN TRUESDELL indicated that having seen the product previously clarified matters. ATTORNEY AMICK pointed out that both projects include a three-story component. Although the overall height conforms to the condition, it does exceed the two-story height restriction in that same condition. MR. CLAPSADDLE verified that so long as the three-story component does not exceed 35 feet, staff would not object to the component. The height of the building is key.

TODD FARLOW, 240 North 19th Street, supported the three-story component and questioned the final position of Fire Services with the life-safety issues. ATTORNEY AMICK explained that the extended private drives, sprinklers and hydrants addressed the concerns. The parking issue has functioned well with the other development. CHAIRMAN TRUESDELL expressed regret that this property, originally zoned commercial within Town Center, was rezoned residential.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482].

NOTE: All discussion for Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482] was held under Item 85 [VAR-3488].

(1:55 – 2:07)

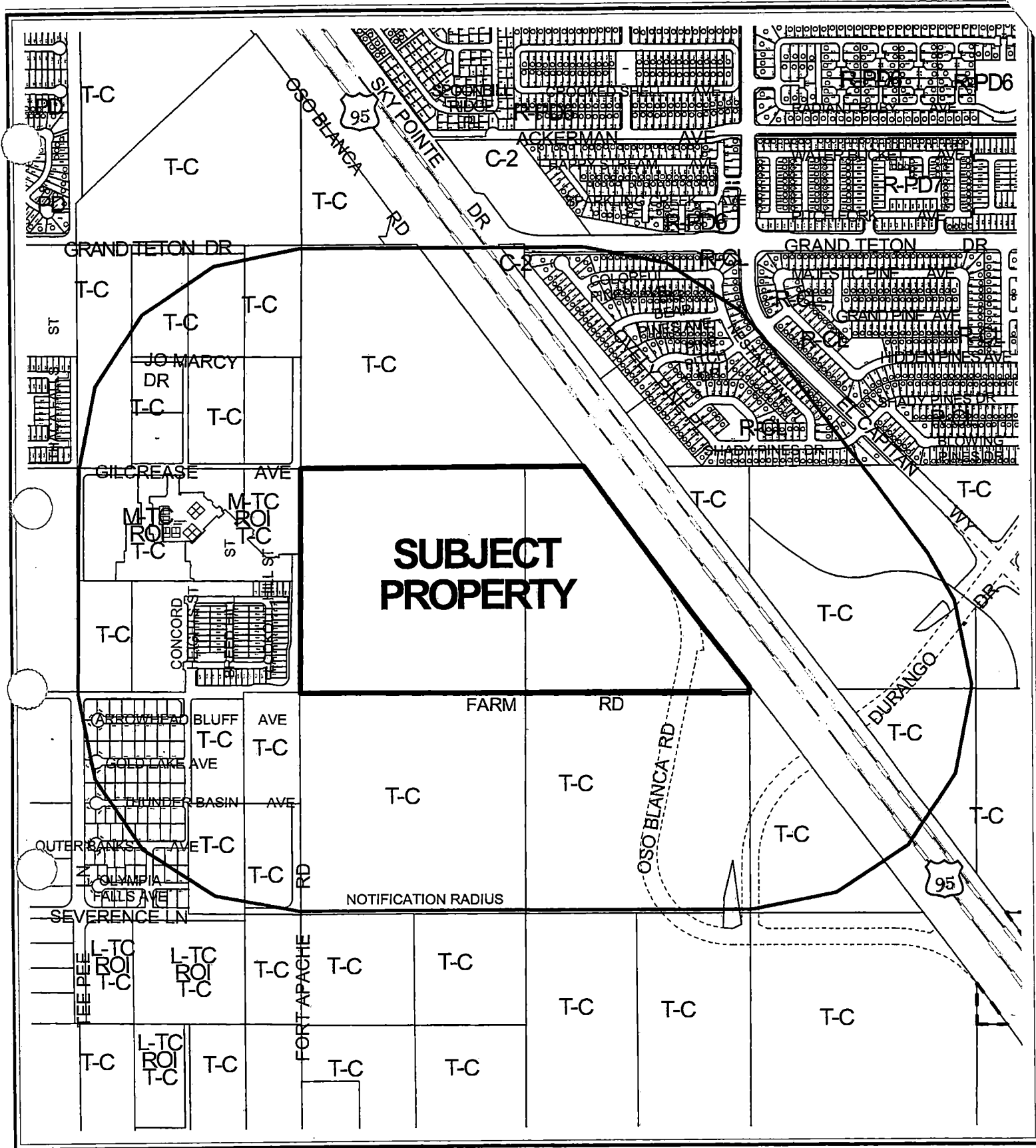
6-1840

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 85 – VAR-3488

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3482).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **VAR-3488**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA
NORTHWEST 40, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3482).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow one parking space per single-family dwelling where a minimum of two spaces per single family dwelling are required on property located adjacent to the northeast corner of Farm Road and Fort Apache Road. A Waiver (WVR-3492) to Title 18 and Site Development Plan Review (SDR-3482) applications were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the variance would only apply to 344 lots within the development. It also states that providing two parking spaces per lot all units will not allow for the density of 11 units per acre.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission recommended approval on November 5, 1998. The Planning and Development recommendation was for approval. |
| 03/06/02 | The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission recommended approval on January 24, 2002. The Planning and Development recommendation was for approval. |
| 06/05/02 | The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission recommended approval on April 25, 2002. The Planning and Development recommendation was for approval. |

B) Pre-Application Meeting

- | | |
|----------|---|
| 12/09/03 | The applicant was advised two unimpeded parking spaces are required for each lot within the development. The applicant was given the requirements for a Variance application. |
|----------|---|

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 67.41
Residential Acres: 65.63

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Rancho Drive/U. S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: EC-TC (Employment Center Mixed Use - Town Center)
South: M-TC (Medium Low Density Residential - Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: ML-TC (Medium Low Residential - Town Center) and M-TC
(Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)

E) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use – Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities to 25 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Sites located within the Town Center Plan Area of the Centennial Hills Sector Plan are subject to the Town Center Development Standards.

A) Zoning Code Compliance

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Required Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Single Family Residential-Detached	2 parking spaces per dwelling	1502	N/A	1158	N/A

The proposed development of 751 lots requires a total of 1,502 parking spaces accomplished by providing two unimpeded spaces on each lot. The applicant is proposing a product type that only provides one on-site space. This product will occupy 344 of the 751 lots proposed by this development.

B) General Analysis and Discussion

The Department of Public Works believes the proposed tandem parking will encourage on-street parking, which due to block sizes within this development, will create site visibility obstructions and traffic movements will become restricted.

FINDINGS

In accordance with the provisions of Title 19.18.070(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 19.18.070L 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 providing only one accessible parking space for each single-family lot. The applicant also states that the SX-TC (Suburban Mixed Use - Town Center) requires residential densities from 12 to 25 units per acre. The Town Center Development Standards actually allow densities from 0 to 25 units per acre. Therefore the applicant's argument that a density of 11 units per acre is required on this site is not correct. Reduction in the density and alternative designs providing two on-site parking spaces for each dwelling would allow conformance to the Title 19 parking 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.

VAR-3488 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

NOTICES MAILED 228 [Mailed with SDR-3482 & WVR-3492]

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3488** APN: 125-17-201-001 and 002

Name of Property Owner: Astoria Northwest 40 LLC

Name of Applicant: Astoria Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

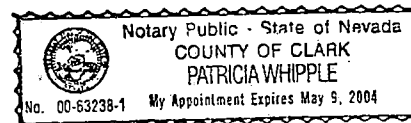
Signature of Property Owner/Authorized Agent: _____

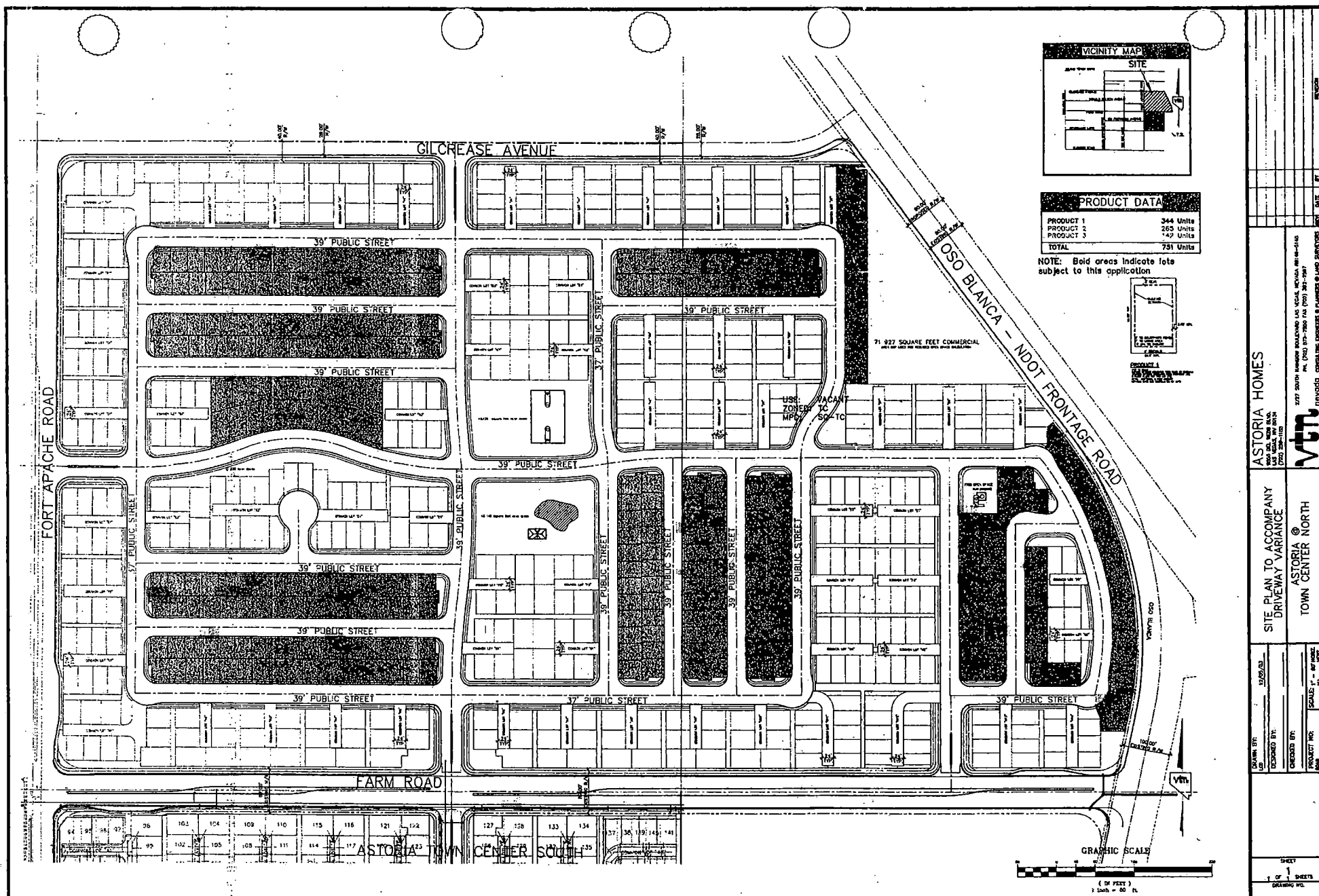
Print Name: Thomas McCormick

Subscribed and sworn before me

This 14 day of November, 2003

Bernice Whipple
Notary Public in and for said County and State





VAR-3488
1-22-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

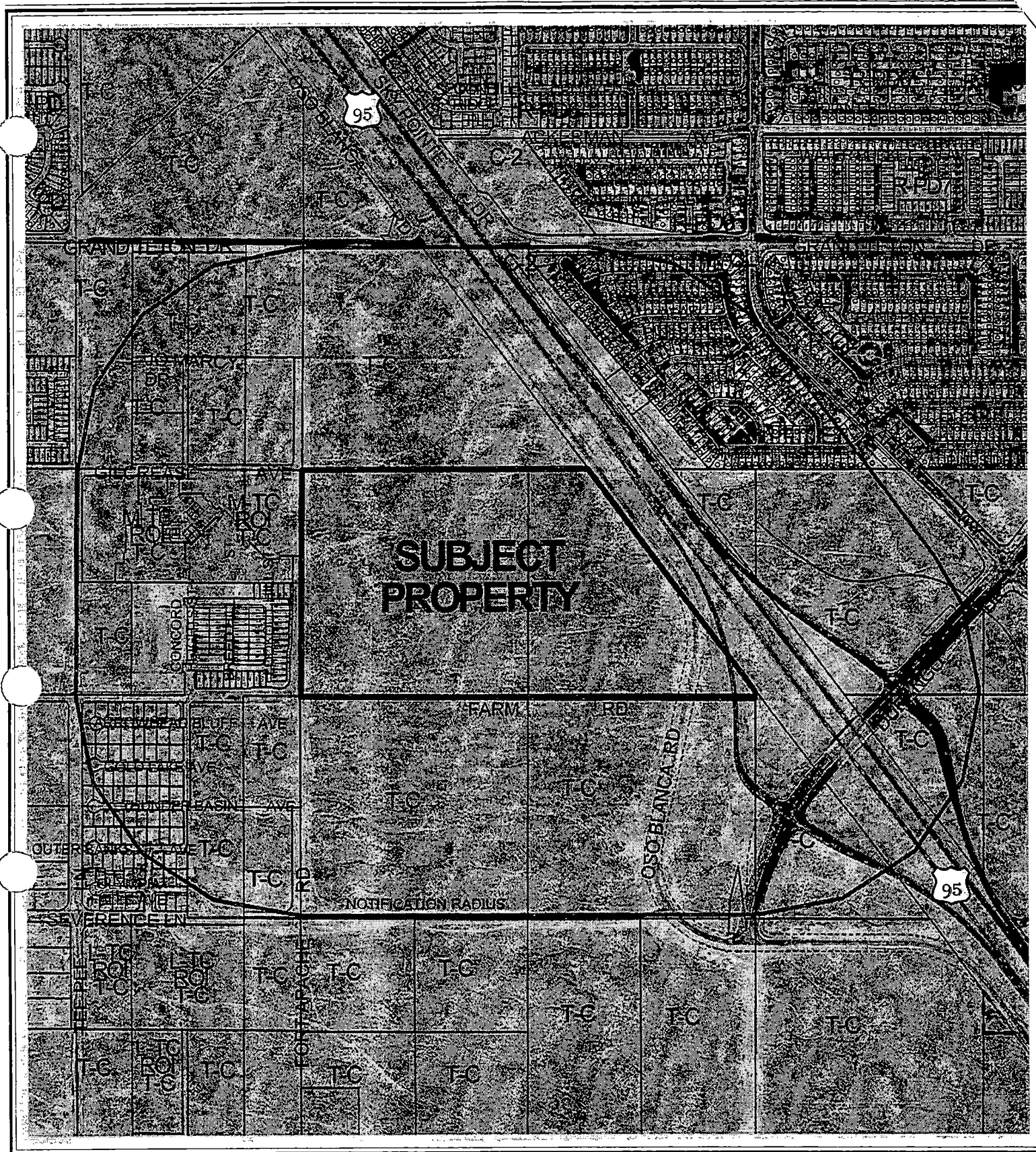
MINUTES:

NOTE: See Item 85 [VAR-3488] for related discussion.

(1:55 – 2:07)

6-1840





CASE: **WVR-3492**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA
NORTHWEST 40, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

MP

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a waiver of Title 18.12.105a to allow private drives to exceed 200 feet where 150 feet is the maximum length allowed on property located adjacent to the northeast corner of Farm Road and Fort Apache Road. A Variance (VAR-3488) and Site Development Plan Review (SDR-3482) applications were filed as companion items.

B) Applicant's Justification

The applicant's justification letter does not indicate a specific reason the Title 18 requirement cannot meet met.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission recommended approval on November 5, 1998. The Planning and Development recommendation was for approval.

03/06/02 The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission recommended approval on January 24, 2002. The Planning and Development recommendation was for approval.

06/05/02 The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission recommended approval on April 25, 2002. The Planning and Development recommendation was for approval.

B) Pre-Application Meeting

12/09/03 A pre-application meeting was held for the related Variance and Site Development Plan Review on this site. The applicant was advised a waiver to the Title 18 standards would be necessary to allow the private drives to exceed 150 feet.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 67.41
Residential Acres: 65.63

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Rancho Drive/U. S. 95 Right-of-Way
West: Undeveloped

C) *Planned Land Use*

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: EC-TC (Employment Center Mixed Use - Town Center)
South: M-TC (Medium Low Density Residential - Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: ML-TC (Medium Low Residential - Town Center) and M-TC
(Medium Density Residential - Town Center)

D) *Existing Zoning*

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)

E) *General Plan Compliance*

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use – Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities from 0 to 25 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Sites within the Town Center Plan Area of the Centennial Hills Sector Plan are subject to the Town Center Development Standards.

PROJECT DESCRIPTION

The applicant is proposing to allow four of the private drives within this development to exceed the 150 feet maximum length established by the subdivision ordinance.

ANALYSIS

City code requires that private drives terminate either with a circular cul-de-sac meeting current City Standards or emergency service vehicle access gates. Although Fire Services may support this waiver with appropriate sprinklers, the Department of Public Works and the Planning and Development Department cannot support this request due to the inability of large vehicles such as delivery trucks to turn around upon reaching the private drive terminus. Additionally, the applicant has not provided any justification for the deviation from requirement.

NOTICES MAILED 228 [Mailed with VAR-3488 & SDR-3482]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-3492** APN: 125-17-201-001 and 002

Name of Property Owner: Astoria Northwest 40 LLC

Name of Applicant: Astoria Homes

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Thomas McCormick

Subscribed and sworn before me

This 14 day of NOVember, 2003

Patricia Whipple
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 85 [VAR-3488] for related discussion.

(1:55 – 2:07)

6-1840

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:

Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;
Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and
Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with “L” curbing and post this street as “No Parking”, in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.

16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

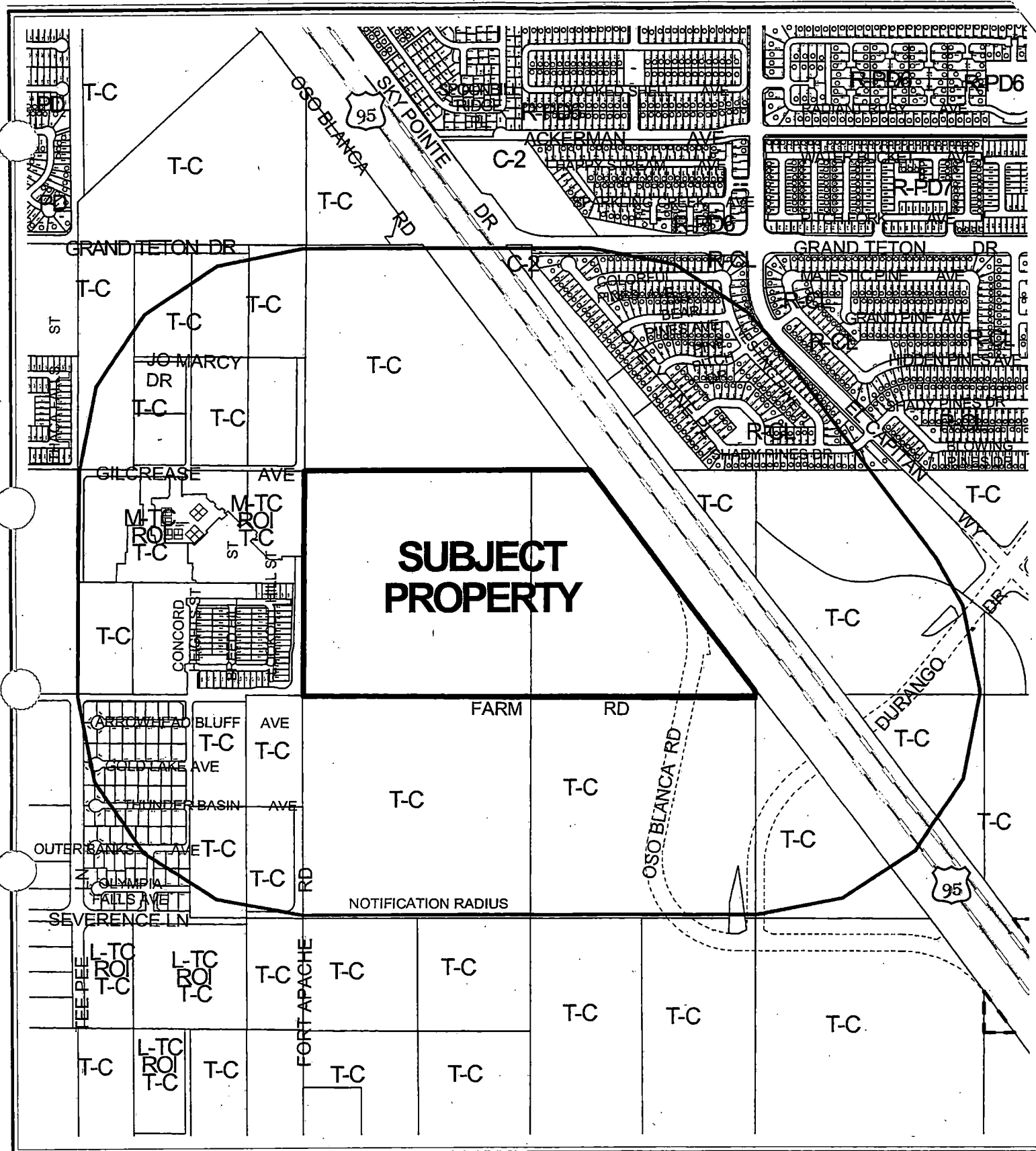
CONDITIONS – Continued:

23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

25. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
26. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: **SDR-3482**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 500 1000 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA
NORTHWEST 40, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:

Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;
Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and
Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.

SDR-3482 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease

SDR-3482 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with "L" curbing and post this street as "No Parking", in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.

16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

SDR-3482 - Conditions Page Four
January 22, 2004 - Planning Commission Meeting

21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.
25. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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. In lieu of constructing improvements, in whole

SDR-3482 - Conditions Page Five
January 22, 2004 - Planning Commission Meeting

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

26. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 751 lot single-family residential development and waiver of Town Center street section, retaining wall height, and suburban mix use buffer, and building height restriction standards on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road.

B) Applicant's Justification

The applicant's justification letter states the proposed development is for a detached residential development that complies with many aspects of the Town Center guidelines, and that the waivers are necessary to fully realize the development potential of the site.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on this site as part of a larger request. The Planning Commission and staff recommended approval on November 5, 1998. |
| 03/06/02 | The City Council approved a General Plan Amendment (GPA-0053-01) to SX-TC (Suburban Mixed Use - Town Center) on the western 40 acres of this site. The Planning Commission and staff recommended approval on January 24, 2002. |
| 06/05/02 | The City Council approved a General Plan Amendment (GPA-0004-02) to SX-TC (Suburban Mixed Use - Town Center) on the eastern 26 acres of this site. The Planning Commission and staff recommended approval on April 25, 2002. |

B) Pre-Application Meeting

- | | |
|----------|---|
| 11/07/03 | The applicant was advised in order to allow the project as proposed, several waivers to the Town Center standards would have to be approved. The applicant was given the requirements for a Site Development Plan Review application. |
|----------|---|

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 67.41
Residential Acres: 65.63

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Rancho Drive/U. S. 95 Right-of-Way
West: Undeveloped

C) *Planned Land Use*

Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: EC-TC (Employment Center Mixed Use - Town Center)
South: M-TC (Medium Low Density Residential - Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: ML-TC (Medium Low Residential - Town Center) and M-TC
(Medium Density Residential - Town Center)

D) *Existing Zoning*

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: Rancho Drive/U. S. 95 Right-of-Way
West: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)

E) *General Plan Compliance*

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Suburban Mixed Use – Town Center) within the Town Center Land Use Map, which allows a mix of commercial uses and residential densities from 0 to 25 units per acre. The proposed single-family development is within the range of uses permitted in this land use designation.

SDR-3482 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The development of the site will be according to the Town Center Development Standards.

PROJECT DESCRIPTION

The proposed development consists of 751 single-family lots covering the 65.63-acre site. Access to the lots is provided via 37 and 39-foot wide public streets as well as 24 foot wide private drives. Three different residential products are proposed. The largest product is a three-story home with a two-car garage and an 18-foot driveway to accommodate the two required parking spaces. The others are both two-story products with one and two car garages, arranged in clusters of six, eight or more, with front yards facing each other over a common walkway, and garages accessed from a communal private drive on a common lot to the rear. Title 19.10.010 requires a minimum of two unimpeded parking spaces be provided on each single-family lot. Approval of this development requires approval of the companion parking Variance to allow one parking space for those units with one-car garages.

There are four common open space areas located throughout the development totaling 2.7 acres. The remaining 6.8 acres of open space is provided in the amenity zones along the public street frontages, both interior and exterior. The building elevations of the single-family dwellings depict two and three story units with stucco exteriors and concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Site Development Plan establishes the Development Standards within a T-C (Town Center) zoning district. The development standards that are proposed for this site through this Site Development Plan are as follows:

SDR-3482 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Proposed Standards	
Typical Lot Size - Product 1 - Product 2 - Product 3	1587 s.f. 1680 s.f. 2000 s.f.
Min. Setbacks - Product 1 - Front - Product 2 - Front - Product 3 - Front	5 Feet to front of house 20 Feet to front of garage 3 Feet to front of house 3 Feet to front of house
- Product 1 - Side - Product 2 - Side - Product 3 - Side	3 Feet 3 Feet 3 Feet
- Product 1 - Rear - Product 2 - Rear - Product 3 - Rear	3 Feet 3 Feet to front of Garage (rear of lot) 3 Feet to front of Garage (rear of lot) 2 Feet to courtyard
Max. Building Height	3 Stories / 35 Feet

There are concerns that the proposed development standards will not be adequate to foster a high standard of development in the proposed 751-lot single-family residential development. Due to the minimal setbacks proposed these standards as presented will allow a development where a significant amount of parking demand can be expected to occur on the streets. Due to the narrow lot widths proposed, parking may not be available along the streets. Also of concern are the small setbacks and lack of yard areas, which may result in an insufficient amount open space to meet the local needs of this community's residents.

A2) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Required Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Single-family Residential-Detached	2 parking spaces per dwelling	1502	N/A	1158	N/A

SDR-3482 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

Title 19.10.010 requires a minimum of two unimpeded parking spaces be provided on each single-family lot. Approval of this development requires approval of the companion parking Variance to allow one parking space for those units with one-car garages and single spaces driveways.

A3) Landscape and Open Space Standards

Pursuant to Town Center Development Standards, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
65.63 acres	11.44 Units Per Acre	Per Town Center	10%	6.56 Acres	14%	9.50 Acres

Residential projects located within Town Center that have public streets and a density between 8.1 and 12 units per acre are required to provide 10% of the project area for open space. This development is proposed at 11.44 units per acre and requires 6.56 acres of open space. The submitted plan shows 9.50 acres of open space provided in common open spaces areas totaling 2.7 acres with the remaining 6.8 acres of open space is provided in the amenity zones along the public street frontages, both interior and exterior. Therefore, this project is in conformance with the minimum requirements of the Town Center Standards with regards to open space.

B) General Analysis and Discussion

- **Zoning**

The proposed single-family residential development is an allowed use in the T-C (Town Center) zoning district and SX-TC (Suburban Mixed Use – Town Center) land use designation. However, the standards for the SX-TC state the intent of the designation is to encourage building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character which maximize employment and housing opportunities. The standards go on further to state development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan. This section states, “The mixed use categories are intended to provide a greater variety of mutual supporting land use opportunities than would otherwise be allowed elsewhere in the city” and “Mixed Use Developments must include three or more economic uses”. There are several characteristics that are necessary to conform to this category; the most important being the development must provide a variety of uses. The proposed single-family residential development does not provide anything other than a residential component and therefore does not conform to the SX-TC (Suburban Mixed Use – Town Center) designation. Because the project is not a Mixed Use Development and the land use designation does not support a development of this type, the recommendation for this request is Denial.

MP

SDR-3482 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- Site Plan

The proposed site plan generally presents an appropriate layout for this development of this type. The density and lot sizes are compatible with the surrounding development. However, several waivers to the Town Center Standards, a waiver to Title 18 and a Variance to the Zoning Code are necessary to allow this development as proposed. Since recommendation for these other requests is Denial, the recommendation for the site plan is for Denial.

- Waivers

The applicant has request the following waivers to the Town Center Standards:

Waive the required 5-foot sidewalk and 7-foot amenity zone standard along the interior public streets. The applicant is proposing 4-foot side and amenity zones that vary from 0 to 11 feet in width.

Waive the required street section for Farm Road. The applicant indicates they will provide the same streetscape as provided on the south side of Farm Road, which already has been granted a waiver from the Town Center Standards for streetscapes.

Waiver from the perimeter block wall height that limits the height of retaining walls to 6 feet with a minimum 5-foot wide landscape buffer is required between retaining walls. The applicant is requesting to allow a 4-foot buffer between retaining walls along some portions of Oso Blanca Road. Also requested is to allow the height of the perimeter wall to exceed 6-feet. The applicant is requesting to allow 6-foot tall screen walls on top of 4 to 5 foot retaining walls with no buffer in between.

Waive the one story limitation for property located in the SX-TC designation within 330 feet of U. S. 95. The applicant is proposing two and three story single-family dwellings within this area.

Due to the size of this development, there is no reason the Town Center Standards cannot be met. The applicant has not demonstrated any unusual circumstances that would prohibit the development of this site and achieving compliance with the standards. Absent any justification the recommendation for the waivers is denial.

- Landscape Plan

The submitted landscape plans depict an adequate amount of landscaping only with the approval of the waivers to the Town Center Standards.

- Elevations

All dwellings are proposed to have stucco exteriors with earth tones, and concrete tile roofs.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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;"**

While the proposed single-family residential developments are similar to other development in this area, it is not in compliance with the requirements of the SX-TC (Suburban Mixed Use – Town Center) designation and is not appropriate at this location.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed development is not in conformance with Title 19, the Centennial Hills Sector Plan nor the Town Center Development Standards. A Variance application and waivers to the standards have been requested to allow for deviation from the requirements.

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

The site will have access to Fort Apache Road and Farm Road, both 100-foot wide primary arterials and Gilcrease Avenue an 80-foot wide residential collector, which are adequate to provide access to serve the proposed development. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The landscaping and materials proposed for this development are appropriate for a single-family residential area. Although this area is not intended as a primarily single-family area, the building materials and landscaping will meet with Town Center landscaping 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;"**

SDR-3482 - Staff Report Page Eight
January 22, 2004 - Planning Commission Meeting

The proposed residential development uses two-story and three-story floor plans. While the individual designs and elevations of the proposed homes are satisfactory, the tight arrangement into clusters of six, eight or more units with little yard space is likely to create a crowded urban environment that is aesthetically unpleasing, and which may not be compatible with planned residential and commercial uses in the area.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 228 [Mailed with VAR-3488 & WVR-3492]

APPROVALS 0

PROTESTS 0



Case Number: **SDR-3482** APN: 125-17-201-001 and 002

Name of Applicant: Astoria Homes

X No

APN: _____

Print Name: Thomas McCormick

Patricia Uehlepp
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3432 - EBENEZER C.O.G.I.C. - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and NIGRO excused

To be heard by the City Council on 2/18/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 88 [SUP-3432] and Item 89 [SDR-3431].

KYLE WALTON, Planning and Development Department, indicated that the site is not physically suitable for the proposed use. The building and six-foot entry landing is too close to the west property line. The perimeter landscaping does not conform to standards. A parking lot is required to provide property handicapped accessibility. The appearance of the building is not compatible with the surrounding residential area and the trailers do not have the typical appearance of a church even though trailers are permitted within residential areas. The proposal does not meet setback or landscaping requirements. Staff recommended denial of both applications.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

LEONARD FOLMAR, 9400 Grand Gate, appeared on behalf of the congregation and PASTOR BILL MCDONALD of Ebenezer Church of God in Christ. He encouraged the Planning Commission to focus on growth and harmony, as discussed previously in the meeting. The modulars are only temporary while the congregation works on improving the community. The west area has a multiplicity of social problems that need to be addressed. This facility will be better able to address those ills. The community is growing in response to PASTOR McDONALD's leadership. As the church expands, some of the social ills of the area will calm and subside. He urged approval for six months to allow the congregation to assist the community.

CHAIRMAN TRUESDELL confirmed that MR. FOLMAR generally concurred with the conditions. The biggest concern involved redrawing the site to meet the setbacks of the district. Relocating the one setback at issue would result in a \$10,000 expense. As a result of Building Department requirements, they are reconfiguring the ramps to the front of the church and MR. FOLMAR requested relief from the pertinent condition as proposed. MR. CLAPSADDLE explained that the language being discussed was a finding by staff, not a condition. MR. FOLMAR also requested reevaluation of the landscaping requirements. CHAIRMAN TRUESDELL suggested MR. CLAPSADDLE review the conditions with MR. FOLMAR while the public hearing was opened and comment taken.

TODD FARLOW, 240 North 19th Street, protested that the temporary structures should not become permanent and converted for other use after the six-month period. He supported the construction of a church and temporary use of trailers for six months.

TROY CUMMINGS, 8621 Vivid Violet, noted that the trailers will be rented during construction/reconstruction. He is a member of the congregation and works the area as a Metro officer. His experience during his seven years involvement in the area is that the area has improved. The community involvement by this growing church has been a positive influence.

CHAIRMAN TRUESDELL stressed that the City's goal is to improve the area and that, while he supported the church itself, he could not support the modular units. It is important not to create new problems during the attempt to solve existing problems within the area. COMMISSIONER GOYNES verified that the temporary rented modulars will be removed when the new church building opened. MR. FOLMAR noted that since all the elements of the project are in place, the construction might be completed in less than the six months. MR. FOLMAR agreed with the conditions for the special use permit. COMMISSIONER McSWAIN commented that those conditions include a two-year time period.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

C COMMISSIONER GOYNES supported the site development plan subject to conditions with an six-month review to insure that the temporary modulars are removed from the site. ROBERT GENZER, Director of Planning and Development, suggested language whereby the temporary structures must be removed within 30 days after issuance of a certificate of occupancy for the expanded church. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that such language would leave the time frame open. The intent expressed was to set a six-month limit. A review would allow the Planning Commission to evaluate the situation in six months at which time an extension could be granted. MR. FOLMAR advised that obtaining the construction permit should take two weeks, but could take longer. CHAIRMAN TRUESDELL recommended a six-month limit and the applicant could seek an extension thereafter.

C COMMISSIONER McSWAIN questioned the denial recommendation as well as the extensive conditions being imposed for a temporary structure. MR. CLAPSADDLE replied that the conditions are standard for any property. COMMISSIONER McSWAIN urged staff to reevaluate them given the temporary nature of the modulars and that the applicant not be required to incur the expense in order to occupy the temporary structure. CHAIRMAN TRUESDELL noted that the improvements would also serve the permanent structure. COMMISSIONER McSWAIN countered that the permanent structure is on a different parcel. After considerable discussion it was verified that the permanent church structure will be located on another parcel. DEPUTY CITY ATTORNEY SCOTT indicated that the failure to include the application for the permanent church structure was a huge error and suggested that the site development plan review conditions be imposed on the permanent church structure. MR. FOLMAR explained that most of the conditions proposed relate to commercial development but the intent is to develop residentially on the site after removal of the temporary modulars.

COMMISSIONER GOYNES suggested the Planning Commission act and allow the applicant to resolve the issues prior to the City Council hearing. MR. CLAPSADDLE advised that the Commission has discretion over which, if any, conditions to impose. COMMISSIONER DAVENPORT suggested a brief pause to investigate an appropriate motion. CHAIRMAN TRUESDELL stated that the Planning Commission understood the intent, but it was important to handle the situation correctly to avoid bigger problems in the future. MR. WALTON agreed to work with MR. FOLMAR as an aside while the item was trailed and the meeting continued.

CHAIRMAN TRUESDELL recalled the site development plan review and DEPUTY CITY ATTORNEY SCOTT recommended approval as-is with the proposed conditions and allow staff and the applicant to resolve any issues with conditions prior to the Council hearing. If the conditions cannot be worked out by that time, the item can be abeyed at the Council hearing. MR. GENZER and MR. FOLMAR indicated their concurrence with the recommendation.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 88 [SUP-3432] and Item 89 [SDR-3431].

NOTE: All discussion for Item 88 [SUP-3432] and Item 89 [SDR-3431] was heard under Item 88 [SUP-3432].

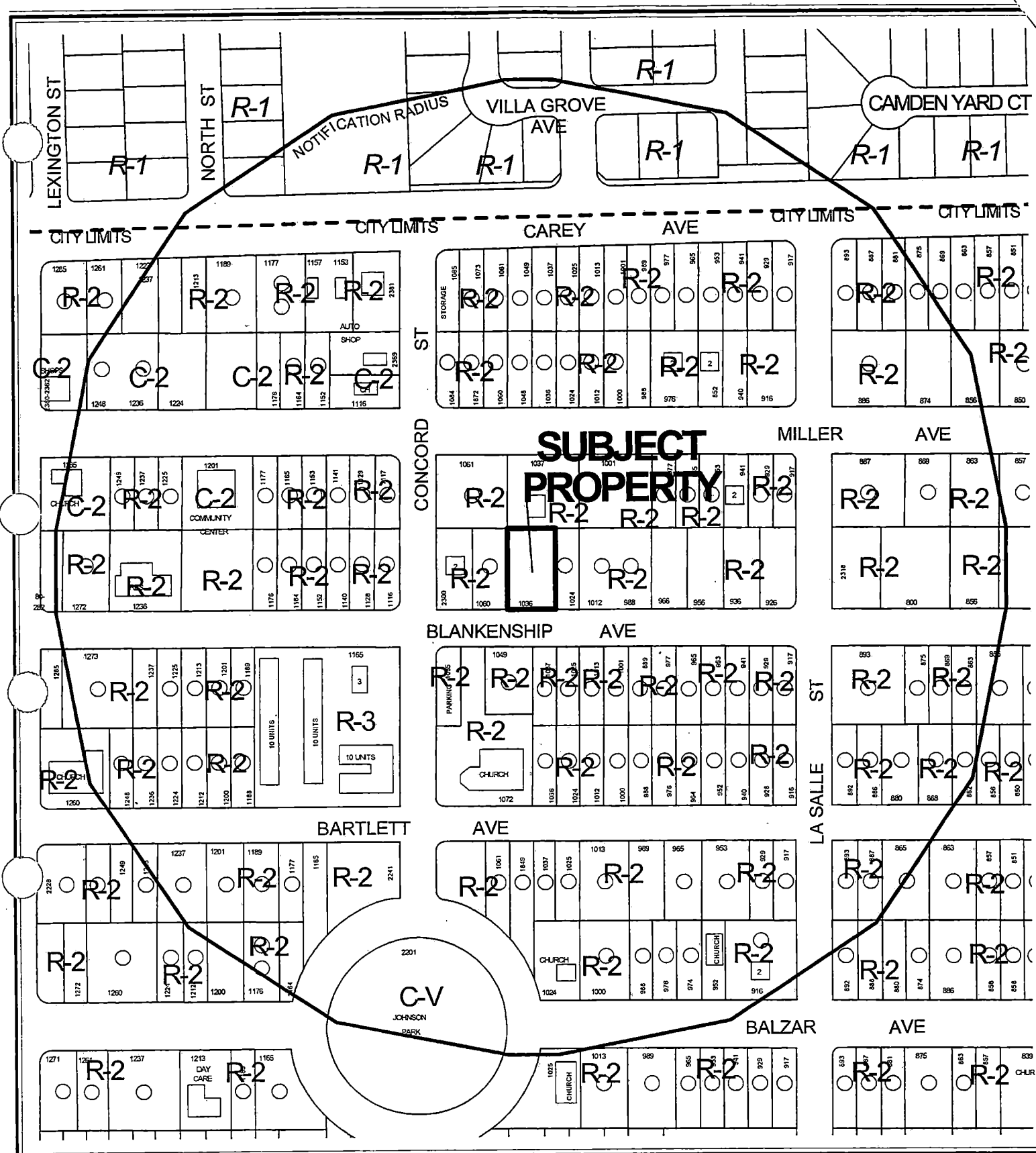
(2:07 – 2:35/2:49 – 2:57)

6-2166/7-459

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.



CASE: SUP-3432

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3432 - EBENEZER C.O.G.I.C.

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed Church/House of Worship located at 1036 Blankenship Avenue. The applicant has also made companion requests for a Site Development Plan Review (SDR-3431) for a temporary 3,600 square-foot building on this property.

B) Applicant's Justification

The applicant would like to use the proposed site as a temporary location of a church so the permanent church building across the street can be remodeled. The site will be kept free of debris and litter. Activities on the site will not involve any noise, light, or odor generating nuisances.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location of the church.

B) Pre-Application Meeting

08/22/03 The applicant was informed about the elements of a complete application for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.25

SUP-3432 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Vacant
North: Vacant
South: Church, Single family home
East: Single family home
West: Single family home

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-2 (Medium-Low Density Residential)
North: R-2 (Medium-Low Density Residential)
South: R-2 (Medium-Low Density Residential)
East: R-2 (Medium-Low Density Residential)
West: R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located on the Southeast Sector Map of the General Plan. Religious uses have been deemed to be compatible with low-density residential uses when approved by a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	3,600 s.f.	1 space/4 seats or 1 space /100 s.f. of non- fixed seating area, whichever is greater	34	2	40	

The parking lot for the use is located across the street from the use. Handicap spaces shall be added to the parking lot that will accommodate handicap accessibility. A condition has been added that addresses this issue.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed church/ house of worship use; however, there are 11 similar uses within the immediate neighborhood.

B) General Analysis and Discussion

• **Zoning**

The subject site is currently zoned ML (Medium Low Density Residential) Zone. Churches are permitted in this zoning district by approval of a Special Use Permit, subject to five conditions listed below. The proposed development conforms to the requirements of the ML (Medium Low Density Residential) zoning district.

SUP-3432 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

- Use

The proposed use is "Church/House of Worship". It is allowed in all residential zoning districts, subject to the conditions listed below.

- Conditions

The conditions for issuance of a Special Use Permit for "Church/House of Worship" are:

- i. The use may include related activities.
- ii. Child-care facilities and related activities are allowed if specifically requested in the application.
- iii. If additional uses are required after approval, an additional public hearing is necessary.
- iv. Thrift shops, homeless shelters, etc. are limited to zones where they are allowed as primary uses.
- v. Five acres is the maximum size for a church site in a U or R-prefixed district.

These last two conditions cannot be waived. The proposed development appears to comply with the listed conditions.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The Southeast Sector Plan Map of the General Plan currently designates this site as ML (Medium Low density Residential). The development of a church would conform to the range of land use designations approved for the site.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

The site is not physically suitable for the proposal. To obtain suitability the following must be done:

- The building and the 6-foot entry landing is positioned too close to the west property line. The site plan should be redrawn to position the building within the setbacks of the district.

SUP-3432 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

- The redesign of the site plan shall also include perimeter landscaping that will conform to standards. A parking area shall be added to the plan that will show proper handicap accessibility, landscaping, and sufficient capacity to handle the amount of necessary parking.

Conditions have been included to address these issues.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Access to one of the existing parking lot across the street and to the site is from Blankenship Avenue. The capacity of this local street may not be adequate to meet the requirements of the proposed church use.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

There are five conditions for the development of churches in a residential district. The project as proposed does not conflict with any of these conditions. Additionally, the proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 183 [Mailed with SDR-3431]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3432** APN: _____

Name of Property Owner: EBENEZER CHURCH OF GOD IN CHRIST

Name of Applicant: EBENEZER CHURCH OF GOD IN CHRIST

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ **X** _____ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

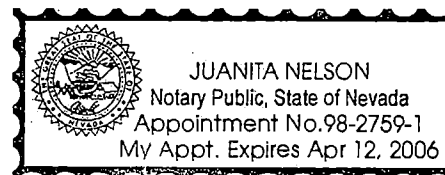
APN: _____

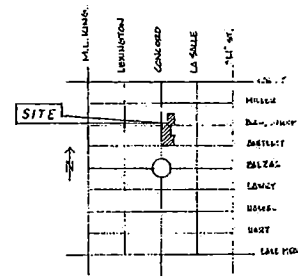
Signature of Property Owner/Authorized Agent: *Bill McDonnell*
BILL MCDONNELL, PASTOR

Subscribed and sworn before me

This 13 day of August, 2003

Jett
Notary Public in and for said County and State

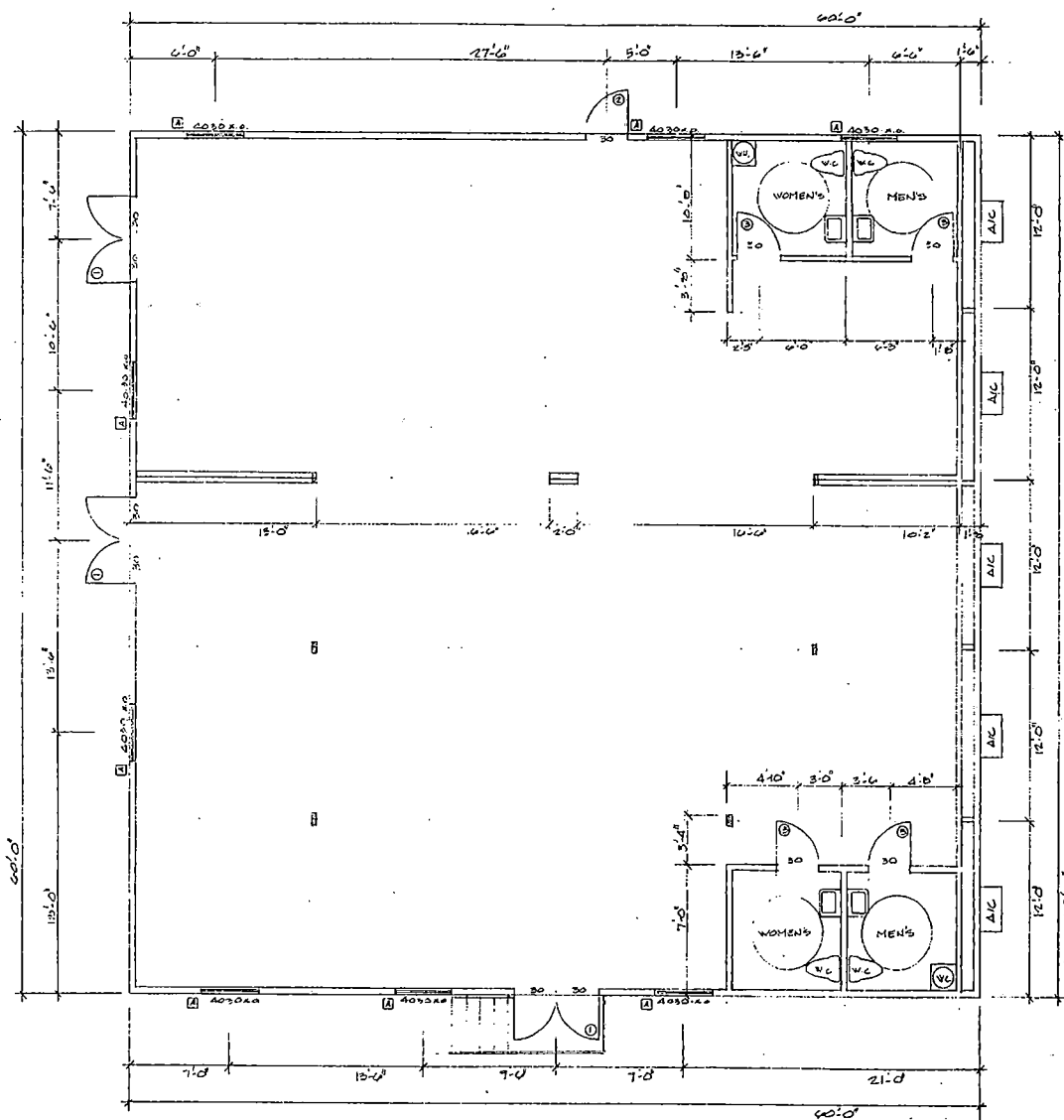




←→ ACCESS ROUTE
 [Hatched Box] ROMP it.

STAFF

Date
Scale 1"=40'
Drawn
Job
Sheet
Of Sheets



DOOR SCH.

NO.	SIZE	TYPE	QTY
1	60x60	W.D. FR. S.C. PANEL	60.00
2	30x60	" " " "	40.00
3	30x60	" " " "	40.00

WINDOW SCH.

NO.	SIZE	TYPE	QTY
1	60x30	AL. FR. SL. GL. 0.025	76.00 (ex.)

EXIST. FLOOR PLAN

SUP-3432

1-22-04 PC

STAFF

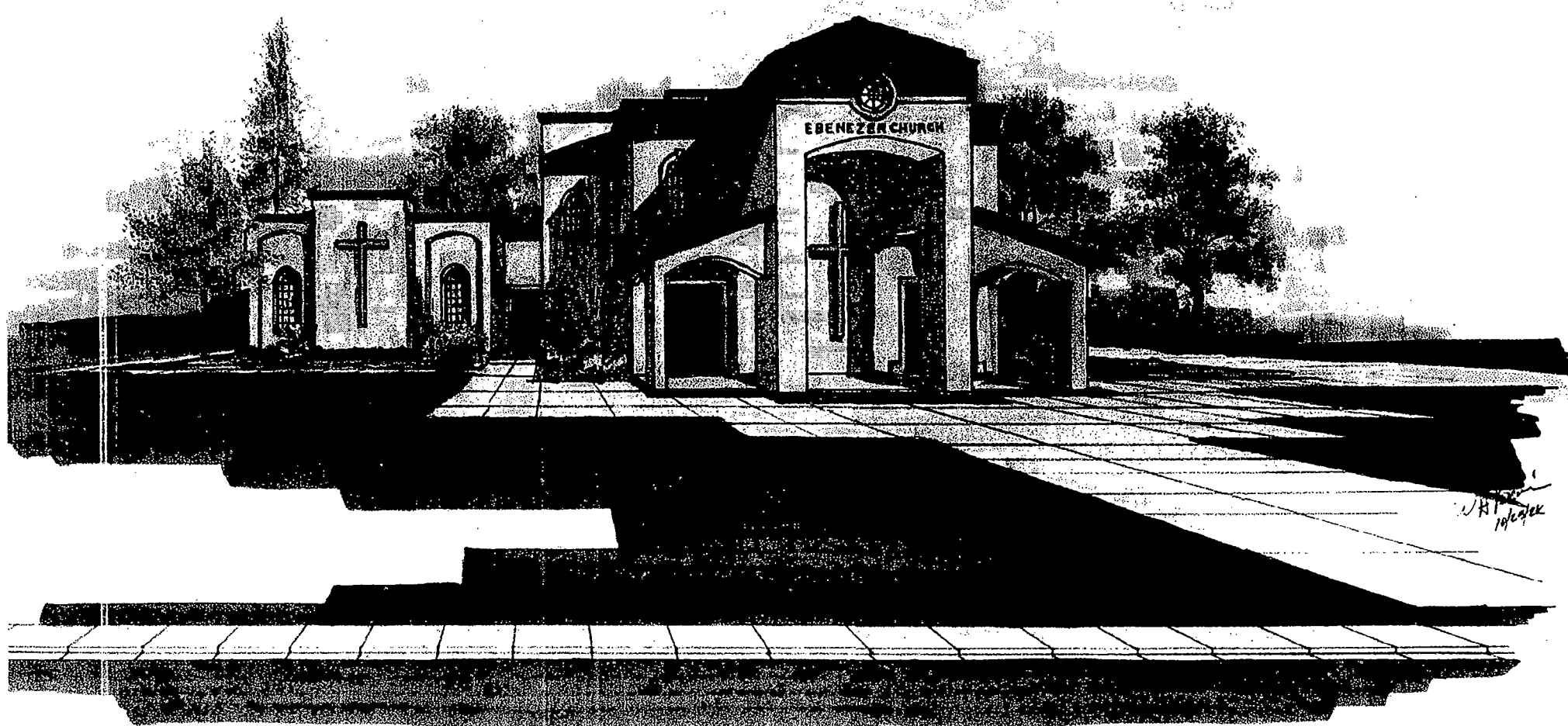
REVISIONS	BY

MODULAR BUILDING
EBENEZER CHURCH

Date	
Scale	
Drawn	
Job	
Sheet	2
Of	Sheets

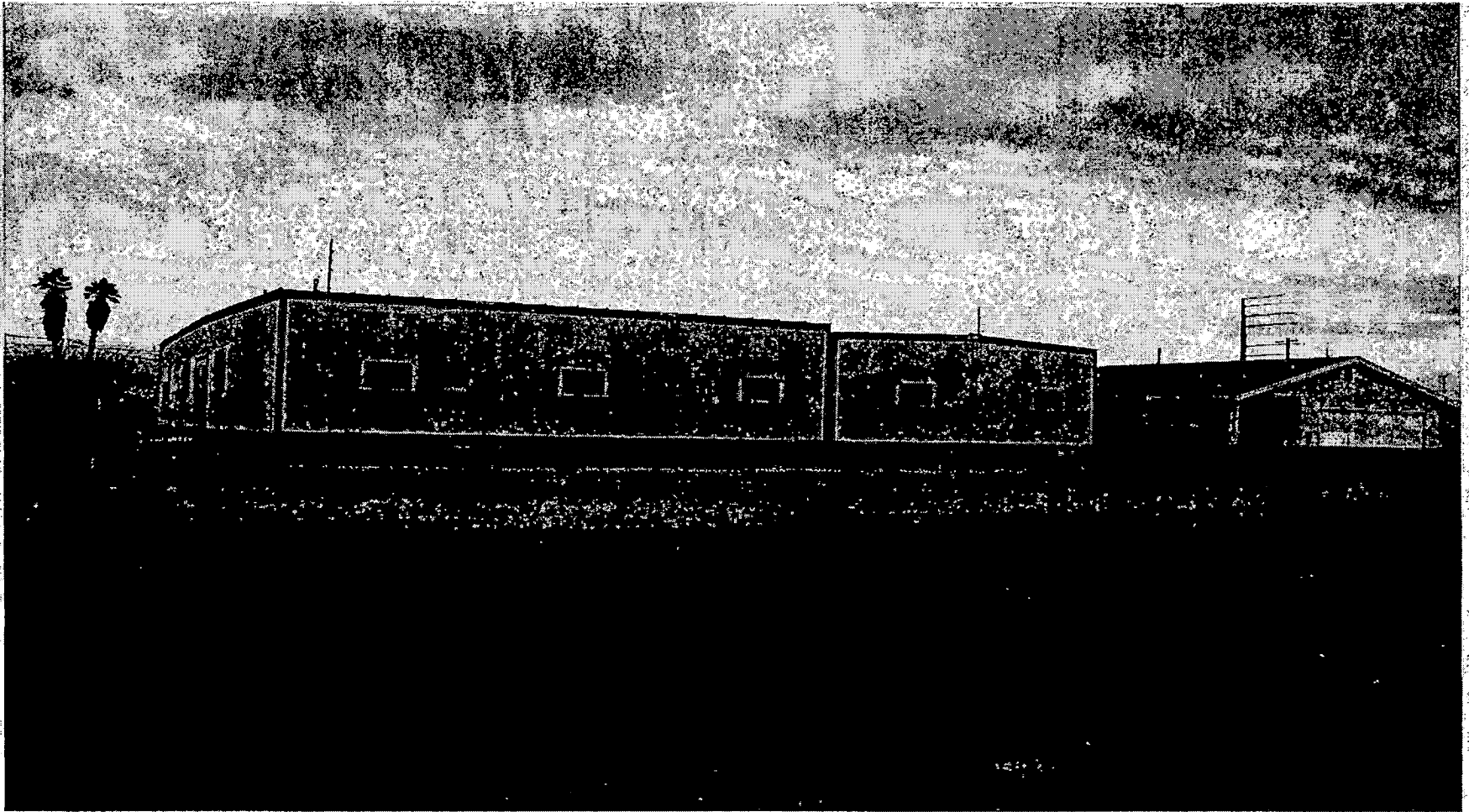
Church of God in Christ

WK - 1



STAFF

**SUP-3432
1-22-04 PC**



SUP-3432 - EBENEZER C.O.G.I.C.
1036 BLANKENSHIP AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3431 - EBENEZER C.O.G.I.C. - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** not voting and **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 88 [SUP-3432] for related discussion.

(2:07 – 2:35/2:49 – 2:51)

6-2166/7-459

CONDITIONS:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 89 – SDR-3431

CONDITIONS – Continued:

3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 89 – SDR-3431

CONDITIONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

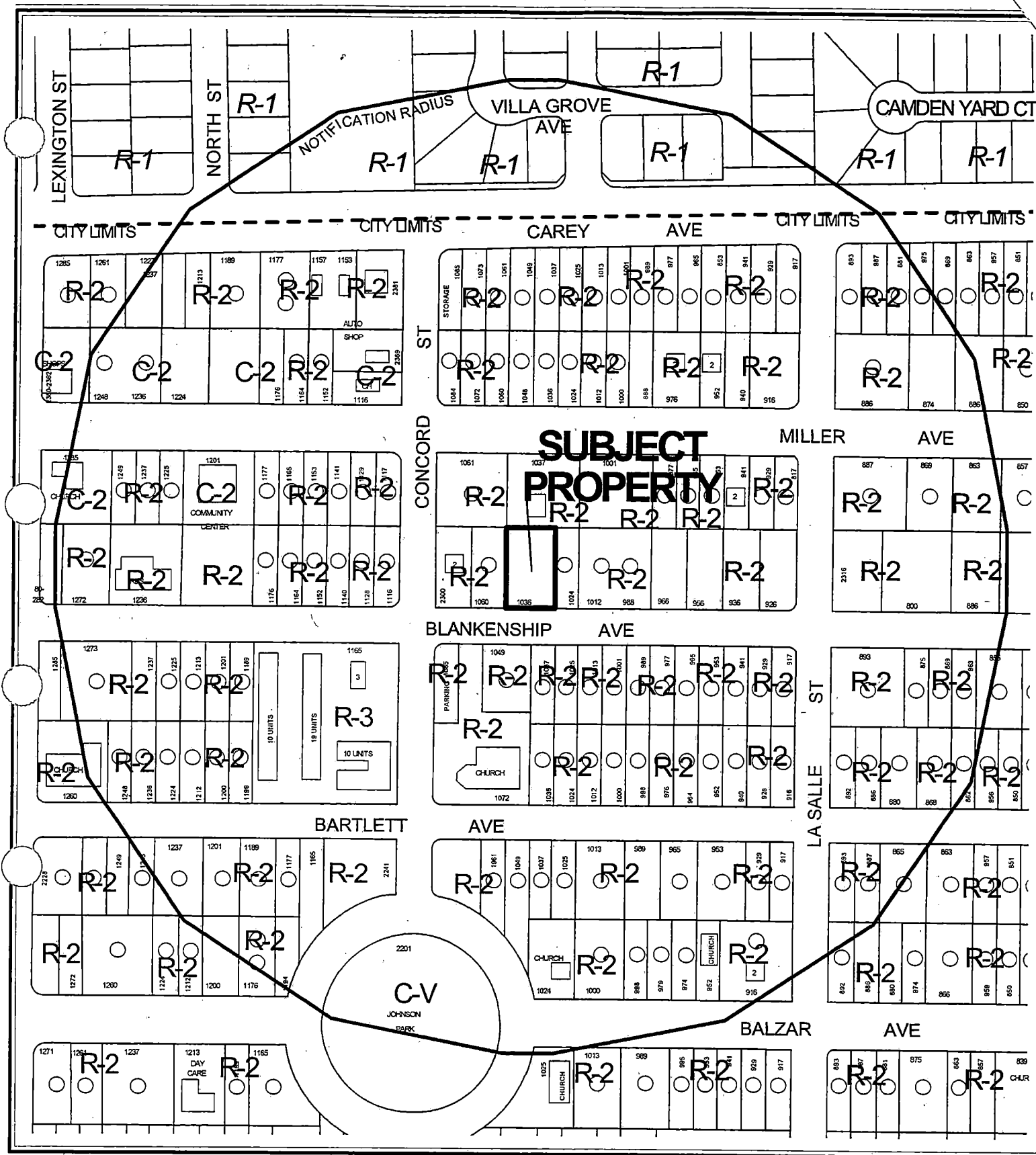
14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 89 – SDR-3431

CONDITIONS – Continued:

Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

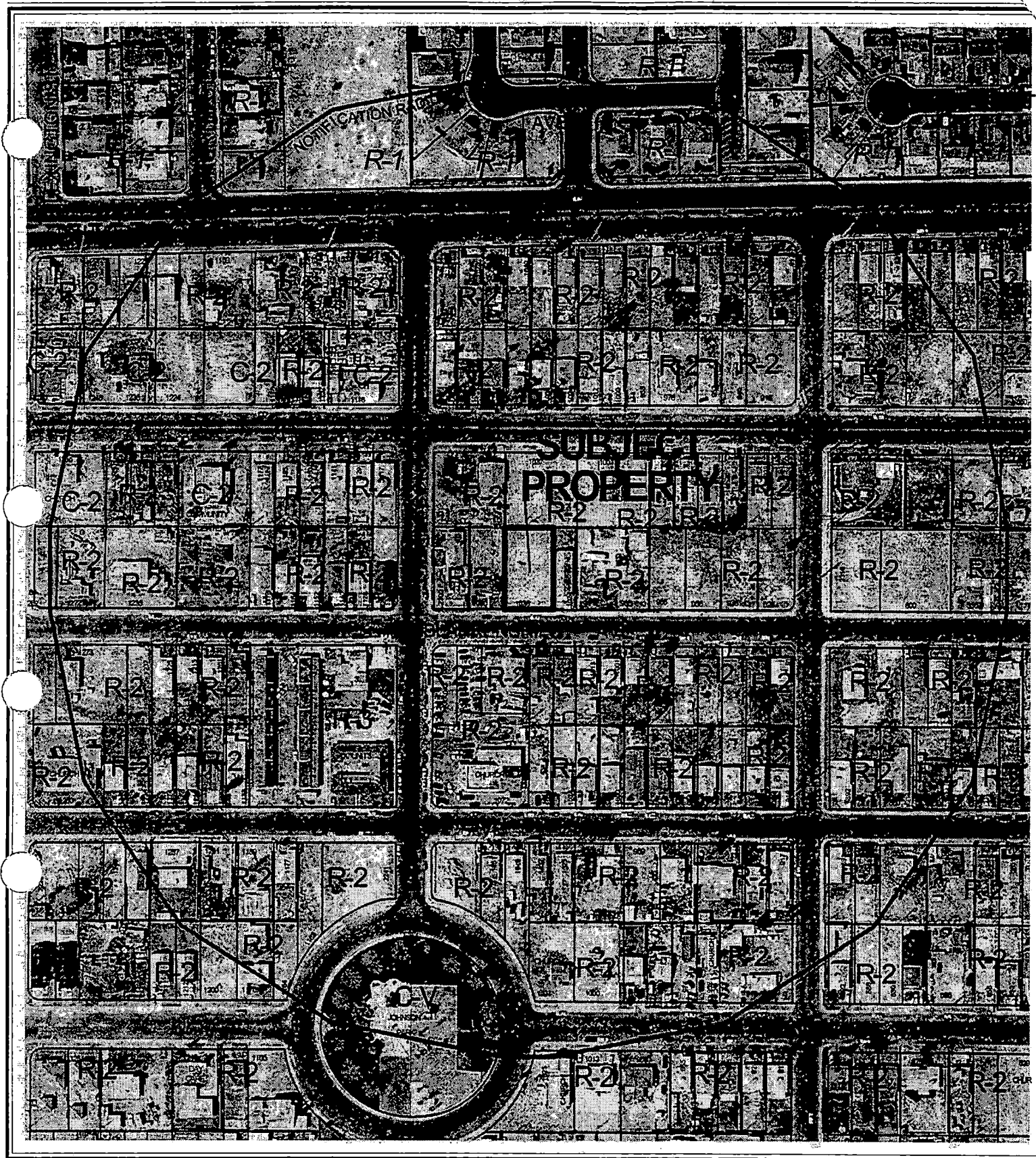
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.



CASE: SDR-3431

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2.(MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: SDR-3431

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3431 - EBENEZER C.O.G.I.C.

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, Subject to:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.
3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

SDR-3431 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation

SDR-3431 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a proposed 3,600 square-foot church to be located on approximately 0.25 acres located at 1036 Blankenship Avenue. The applicant has also made companion requests for a Special Use Permit (SUP-3432) for a Church/House of Worship.

B) Applicant's Justification

The applicant would like to use the proposed site as a temporary location of a church so the permanent church building across the street can be remodeled. The site will be kept free of debris and litter. Activities on the site will not involve any noise, light, or odor generating nuisances.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location of the church.

B) Pre-Application Meeting

08/22/03 The applicant was informed about the elements of a complete application for a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.25

SDR-3431 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Vacant
North: Vacant
South: Church, Single family home
East: Single family home
West: Single family home

C) Planned Land Use

Subject Property: ML (Medium-Low Density Residential)
North: ML (Medium-Low Density Residential)
South: ML (Medium-Low Density Residential)
East: ML (Medium-Low Density Residential)
West: ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property: R-2 (Medium-Low Density Residential)
North: R-2 (Medium-Low Density Residential)
South: R-2 (Medium-Low Density Residential)
East: R-2 (Medium-Low Density Residential)
West: R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located on the Southeast Sector Map of the General Plan. Religious uses have been deemed to be compatible with low-density residential uses when approved by a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The applicant proposes to move their church services from a building southwest of this site to temporary trailers that will be positioned towards the front of the proposed site. The relocation of services will allow the applicant the opportunity to remodel their permanent building.

Parking of the temporary use will be on two lots across the street of the proposed site. The site of the temporary use will not have space designated for onsite parking.

There is no vehicular access to the site. A sidewalk will be located along the west property line of the site that will connect the street to a landing on the west side of the building. A handicap accessible ramp will also be on the west side the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Sq. Feet	11,500 Sq. Ft.	Y
Min. Lot Width	N/A Feet	80 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	4 Feet/ 10 Feet	N
• Corner	N/A	N/A	Y
• Rear	20 Feet	55 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	One Story	Y
Trash Enclosure	Yes	Not Shown	N
Loading Zone	Yes	Not Shown	N
Mech. Equipment	Screened	Not Shown	N
Other ...	8 Foot Walls	Not Shown	N

The setback of the west side is calculated to be 4 feet between the building entry landing and the west property line. The building shall be relocated so that the building and landing is 5 feet from the west property line.

SDR-3431 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

The site plan need to be revised showing the location of the decorative perimeter walls, covered and gated trash enclosure, and loading zone.

Conditions will be added to address these discrepancies.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. When the site plan is revised to show the proper setbacks the proposal will conform to the Proximity Slope standard.
- b) Building setback. When the site plan is revised to show the proper setbacks the proposal will conform to the setback standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	3,600 s.f.	1 space/4 seats or 1 space /100 s.f. of non-fixed seating area, whichever is greater	34	2	40 Spaces are available on a parking lot across the street	

The parking lot is located across the street from the use. The applicant shall prepare a parking agreement consistent with City policy that will permit the use of the parking lots across from the proposed use by those using the proposed building. The parking lots that are proposed to be the temporary parking for the proposed use shall be rezoned to allow parking as the sole use on those parcels and will be designed to accommodate handicap accessibility.

SDR-3431 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

A parking lot shall be added to the site to allow at least the Handicap spaces to be directly accessible to the proposed building.

Conditions have been added that address these issues.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/ 1 Space	N/A	None
Buffer:			17
• Min. Trees	1 Trees/ 30 Linear Feet	15 Trees	
• Min. Zone Width	6 Feet Side, 10 Foot Front		None
• Wall height	8 Feet		

The proposal shows more trees along the perimeter of the site than is required. A 6-foot side and rear planter and a 10 foot landscaped front buffer shall be shown on a revised landscaping plan. A condition will be added to address this issue.

A5) Sign Standards

No information about signage has been submitted with this application that would allow evaluation of compliance with Title 19 standards.

B) General Analysis and Discussion

• **Zoning**

The site is currently zoned R-2 (Medium Low Density Residential). The proposed Church/House of Worship use is allowed in the R-2 zoning district with the approval of a Special Use Permit. The applicant has submitted a companion Special Use Permit request (SUP-3432) with this application.

• **Site Plan**

The site plan shall be revised to show proper setbacks, location of a trash enclosure, proper parking, and location and size of the perimeter wall. A parking agreement consistent with City policy shall be prepared to allow the use of the parking lots across from the site by the users of the proposed building. A parking area that will accommodate at least the required handicapped spaces shall be added to the site plan.

SDR-3431 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- Waivers

There are no waivers requested with this application.

- Landscape Plan

The proposal shows more trees along the perimeter of the site than is required. A 6-foot side and rear planter and a 10 foot landscaped front buffer shall be shown on a revised landscaping plan. A condition will be added to address this issue.

- Elevation

The elevation of the building shall be revised so the building will look similar to a single family detached dwelling like those that surround the proposed use.

- Floor Plan

The floor plan is consistent with this type of building.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 appearance of the proposed building is not compatible with the residential development the surrounds the proposed site. It does not have the appearance of a typical church, a use that is allowed in residential areas, such as the neighborhood around the site, with an approved Special Use Permit.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposal is not consistent with landscaping, set back, design, wall, and parking standards of the City.

Site visit found that the building that is proposed with this application has already been established on the proposed site, in violation of City Building and Zoning requirements.

SDR-3431 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

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

With the parking across from the proposed site the patrons of the church will be required to cross a public street, putting the people at risk of injury or death.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The landscape materials are typical drought tolerant materials.

The building exterior is not similar and therefore not appropriate for the residential areas around the proposed site.

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 building exterior is not **harmonious and compatible with** residential areas around the proposed site.

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

After the revisions proposed herein are made to the site of the proposed building the development will not compromise the public health, safety or welfare.

NOTICES MAILED 183 [Mailed with SUP-3432]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3431** APN: _____

Name of Property Owner: EBENEZER CHURCH OF GOD IN CHRIST

Name of Applicant: EBENEZER CHURCH OF GOD IN CHRIST

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____ X No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

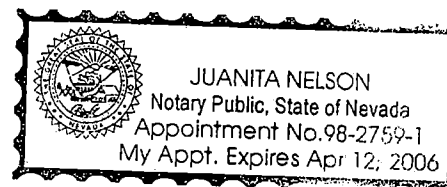
APN: _____

Signature of Property Owner/Authorized Agent: Bill McDonnell
BILL MCDONNELL, PASTOR

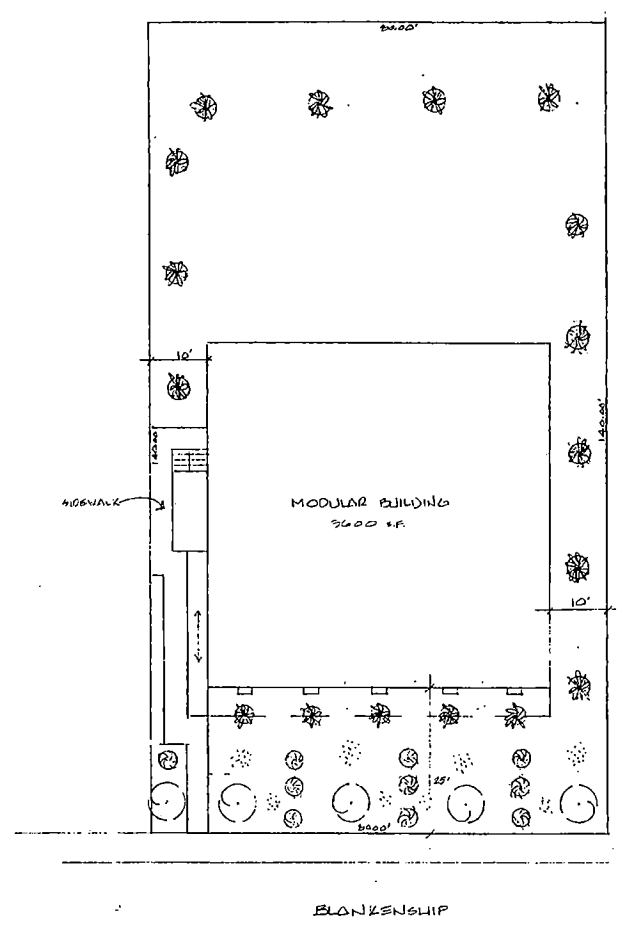
Subscribed and sworn before me

This 13 day of August, 2003

[Signature]
Notary Public in and for said County and State



SDR-3431
STAFF 1-22-04 PC



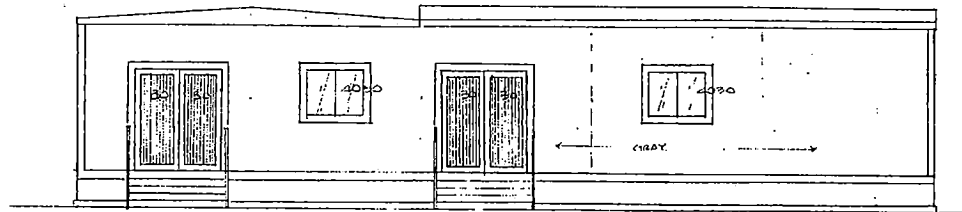
- LEGEND:
- MONDEL PINE (14' DIA.)
 - FLOWERING RHUB (15' DIA.)
 - JUNIPER (9' DIA.)
 - 1/2' CASSID STONE

LANDSCAPE PLAN

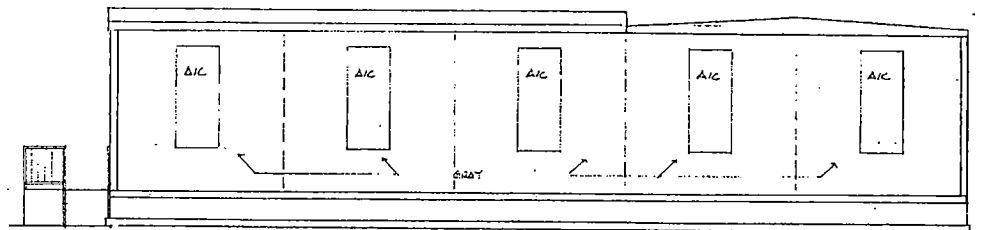
REVISIONS	BY

EBENEZER CHURCH
1072 BARTLET

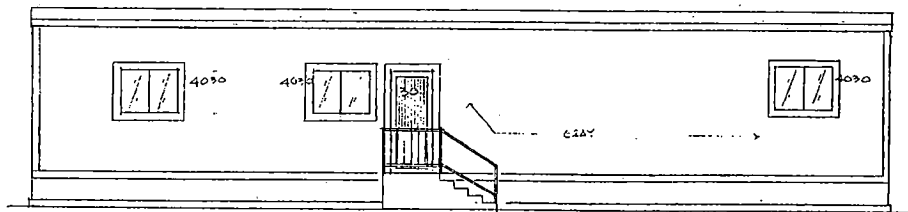
Date	1-10
Drawn	
Job	
Sheet	
Of	



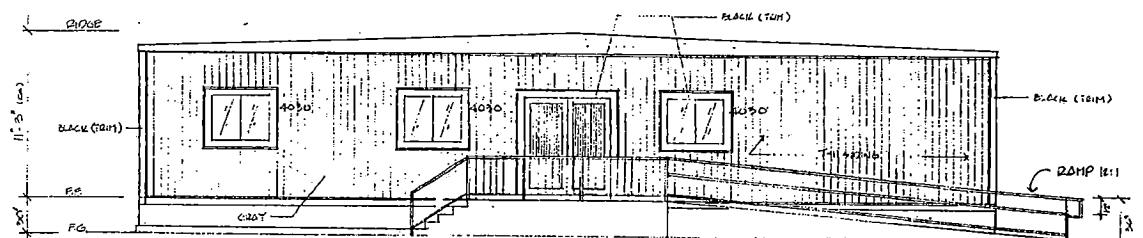
NORTH ELEV.



SOUTH ELEV.



EAST ELEV.



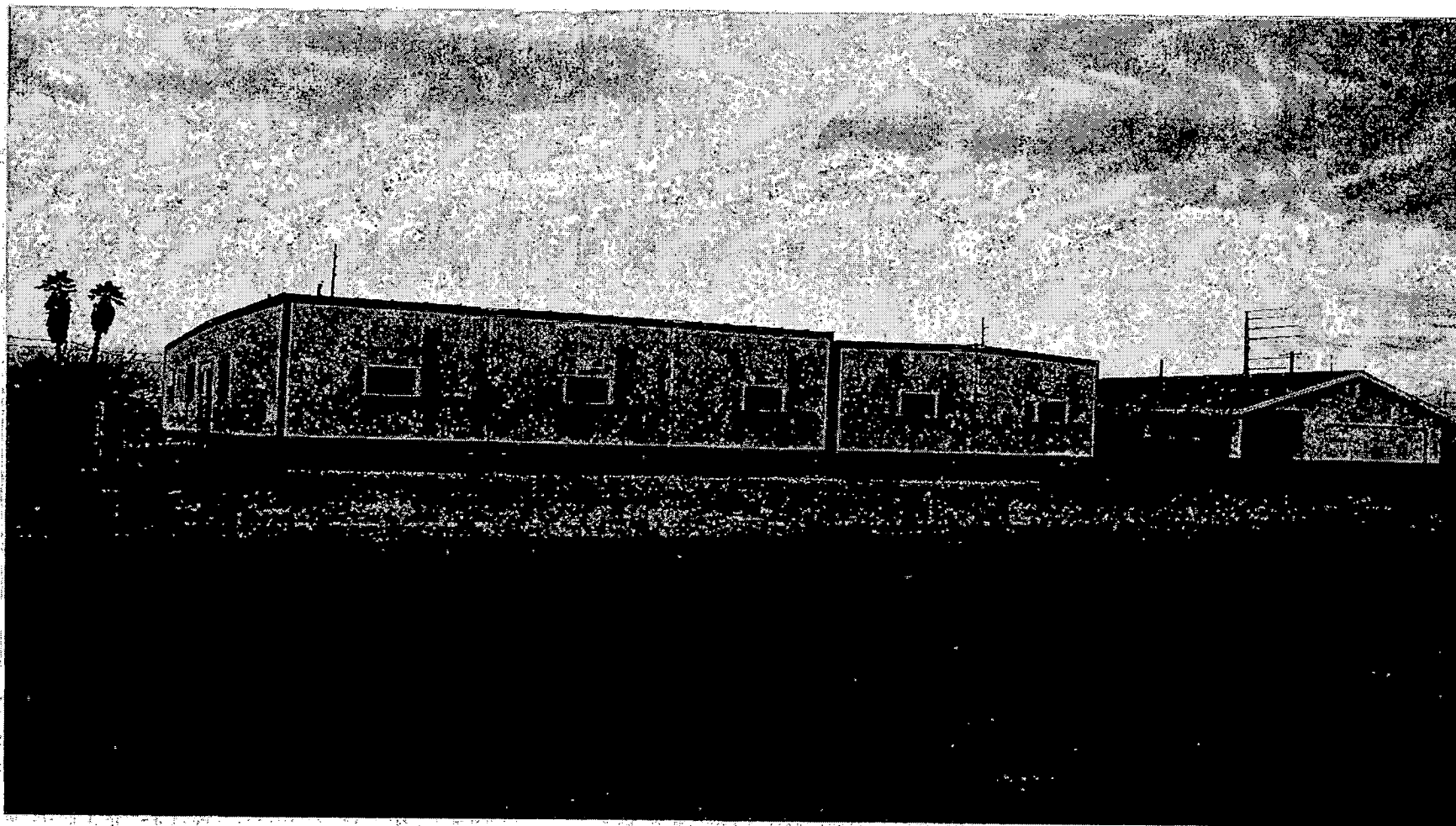
WEST ELEV.

ELEVATIONS

REVISIONS	BY

MODULAR BUILDING
EBENEZER CHURCH

Drawn	
Scale	
Drawn	
Job	
Sheet	4
Of	



SDR-3431 - EBENEZER C.O.G.I.C.
1036 BLANKENSHIP AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT - Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 02/18/04**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with DAVENPORT abstaining because of a business relationship with Lamar Outdoor Advertising and NIGRO excused

This is Final Action.**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the three concerns. First involved the billboard's location in a courtyard between the two buildings, detracting from the overall aesthetics of the lot. Second is that there are no other billboards within this segment of Jones Boulevard. Thirdly, the billboard would be located within 55 feet of the on-premise sign for the commercial development. Staff determined this to be an inappropriate site for a billboard and recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 90 – SUP-3479

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, pointed out that the sign would be located approximately 400 feet north of Sahara and would conform to all setbacks and code requirements. Although the column would be located within a courtyard, the courtyard is used only for smoke breaks. He presented a photograph to demonstrate how the courtyard obscured the column and allows for a 60-foot setback from the right-of-way. There is no interference with the on-premise sign.

TODD FARLOW, 240 North 19th Street, protested a sign with its pigeons in a courtyard where people sit and take their breaks.

COMMISSIONER McSWAIN concurred with staff's assessment.

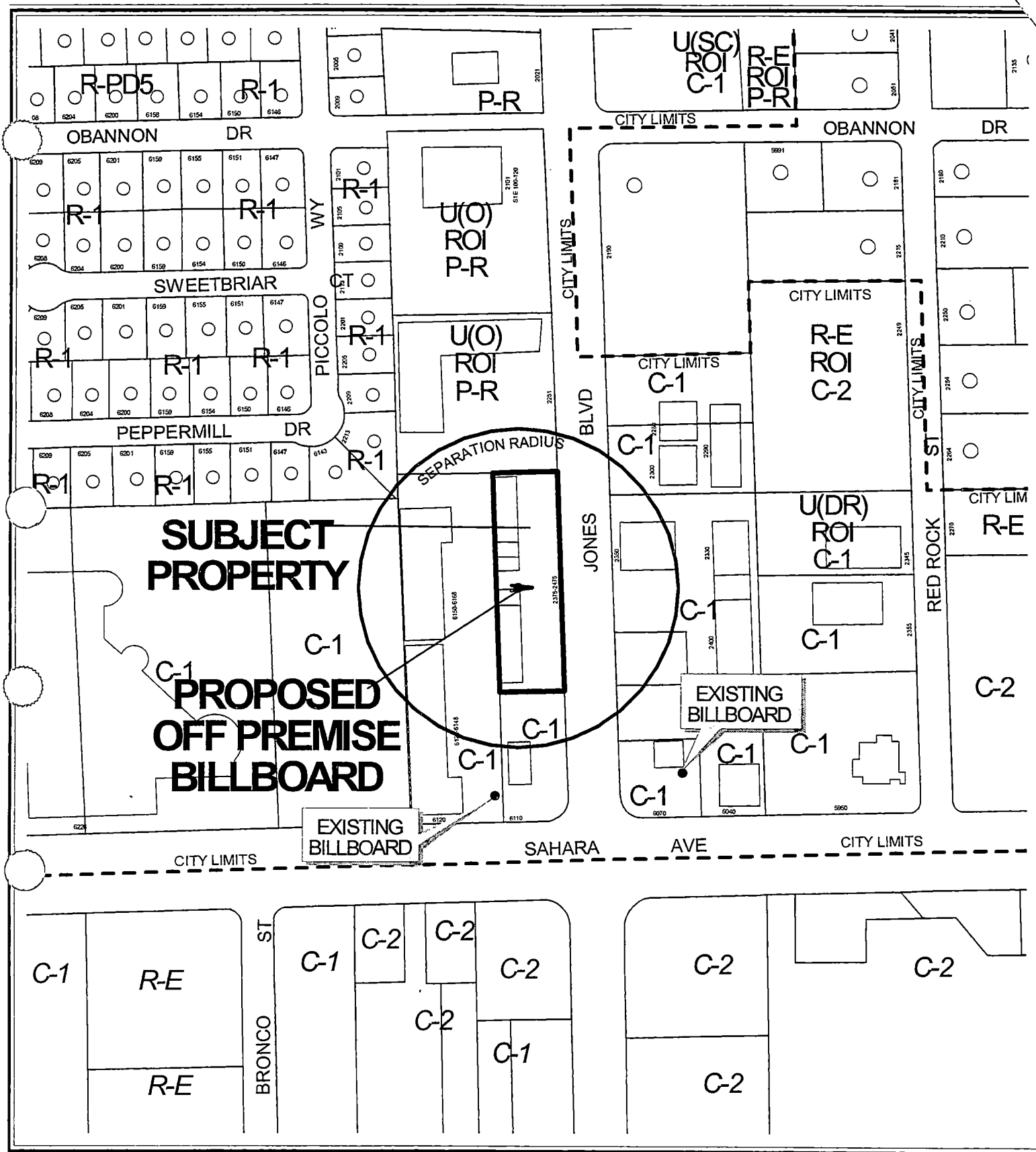
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:35 – 2:39)

6-3655

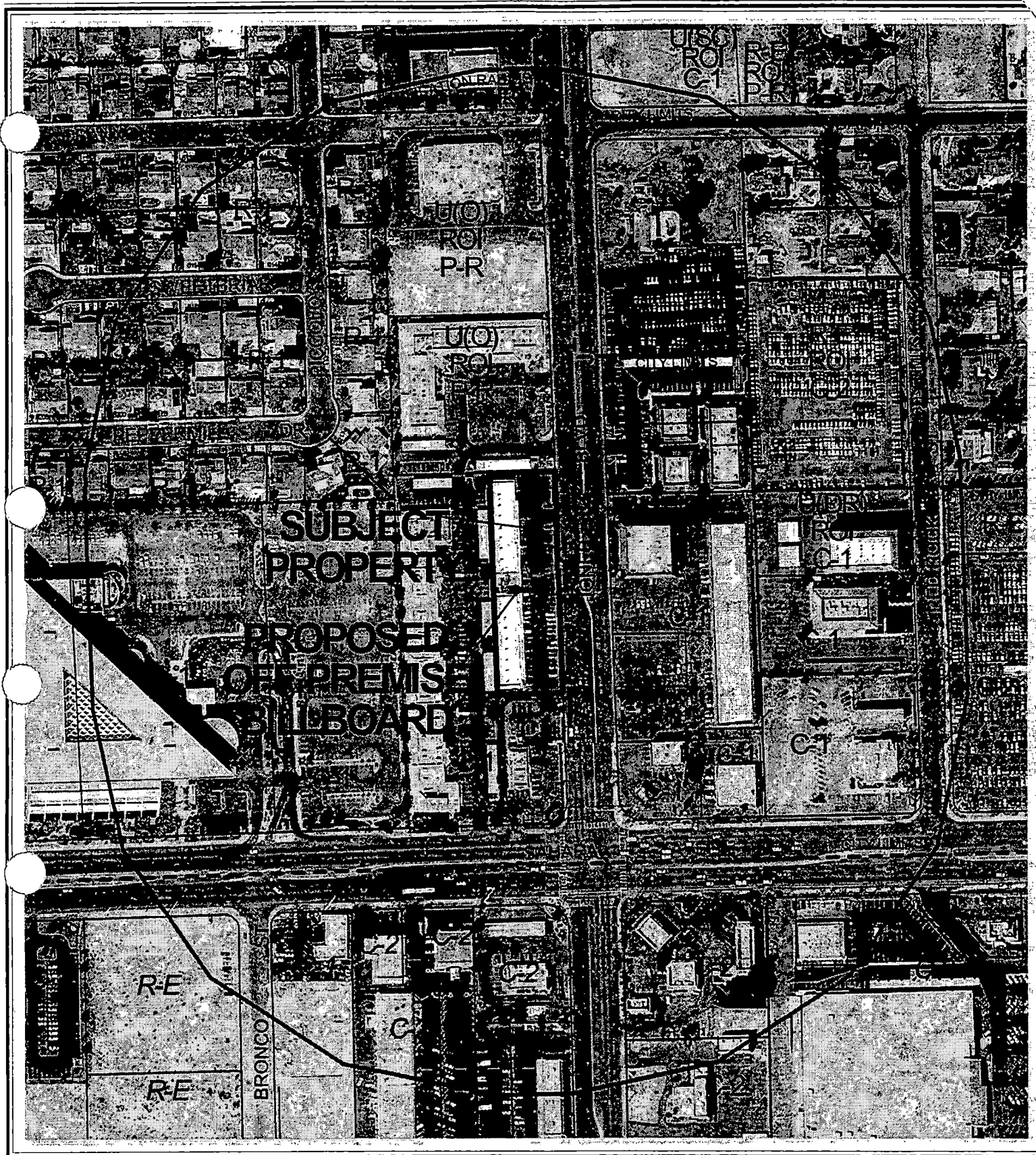




CASE: SUP-3479

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-3479

ADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising (billboard) sign be removed.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.
3. The off-premises advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising (billboard) sign.
4. The off-premises advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site buildings.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the off-premises advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premises advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

SUP-3479 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

8. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

10. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2475 South Jones Boulevard.

B) Applicant's Justification

The applicant's justification letter states the site is an appropriate location for an off-premise sign.

BACKGROUND INFORMATION

A) Previous Actions

04/05/89 The City Council approved a Rezoning (Z-8-89) to C-1 (Limited Commercial on this site. The Planning Commission recommended approval on February 28, 1989. The Planning and Development Department recommendation was for approval.

B) Pre-Application Meeting

11/06/03 The applicant was advised of the requirements of a Special Use Permit and that this applications is considered a project of regional significance and the appropriate forms must be filed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.18

SUP-3479 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Commercial Retail Center
North: Offices
South: Restaurant
East: Commercial Retail Center
West: Offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: O (Office)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: U (Undeveloped) [O (Office) General Plan Designation] under
Resolution of Intent to P-R (Professional Office and Parking)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

This Special Use Permit is deemed to be a Project of Regional Significance because it is less than 500 feet from the boundary of unincorporated Clark County.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) This is a Special Use Permit within 500 feet of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

To date, no comments have been received that would affect this application.

The Planning Commission considers the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.14, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard): Minimum distance separation from "R" zoned property and any other Off-Premises Advertising (Billboard) Sign	300 Feet	No other Off-Premises Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

This proposed Off-Premise Advertising (Billboard) Sign is located approximately 310 feet from the "R" zoned property to the north and in excess of 300 feet from any other Off-Premises Advertising (Billboard) Sign; it therefore complies nominally with Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premises Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premises Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premises Advertising Sign to 40 feet. The Code also requires Off-Premises Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premises signs. The proposed sign meets these Code requirements with regards to distance separation. However, the support pole of Off-Premises Advertising (Billboard) is proposed in a courtyard area between the two existing on-site buildings. This will detract from the aesthetics of the existing building that faces Jones Boulevard. Additionally, the billboard sign is located approximately 50 feet from the on-premises sign for the commercial development. Finally, there are no other billboard signs located along this segment of Jones Boulevard. This proposed billboard would add substantial visual clutter in this area of the City, that not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development. If this application is approved, a condition has been added requiring the use be reviewed by the City Council in two years.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district, existing on-premise signage is already located along this segment of Jones Boulevard. Approval of this billboard in this context will create an urban landscape that is not harmonious and compatible with the surrounding uses in this area

SUP-3479 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

The subject site is located in a commercial area and is adjacent to a major thoroughfare, which is one of the prerequisites to establish its suitability; however, the subject billboard sign is not appropriate along this segment of Jones Boulevard.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

This use does not generate traffic on the proposed site and will not negatively affect the surrounding roadways

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed Off-Premises Advertising (Billboard) Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement

NOTICES MAILED 70

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3479** APN: 163-02-802-004

Name of Property Owner: Robert Newberg - Newberg-Fiorello Dev.

Name of Applicant: Lamar Outdoor Advertising

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

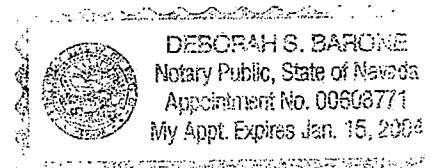
Signature of Property Owner/Authorized Agent: [Signature]

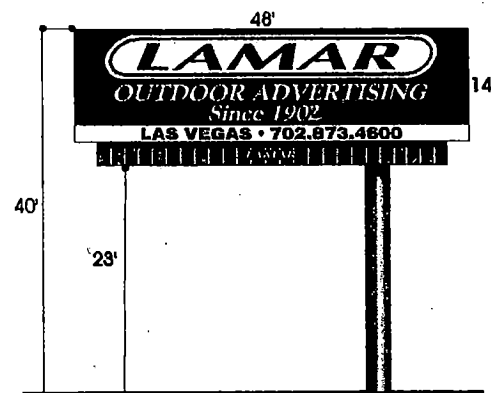
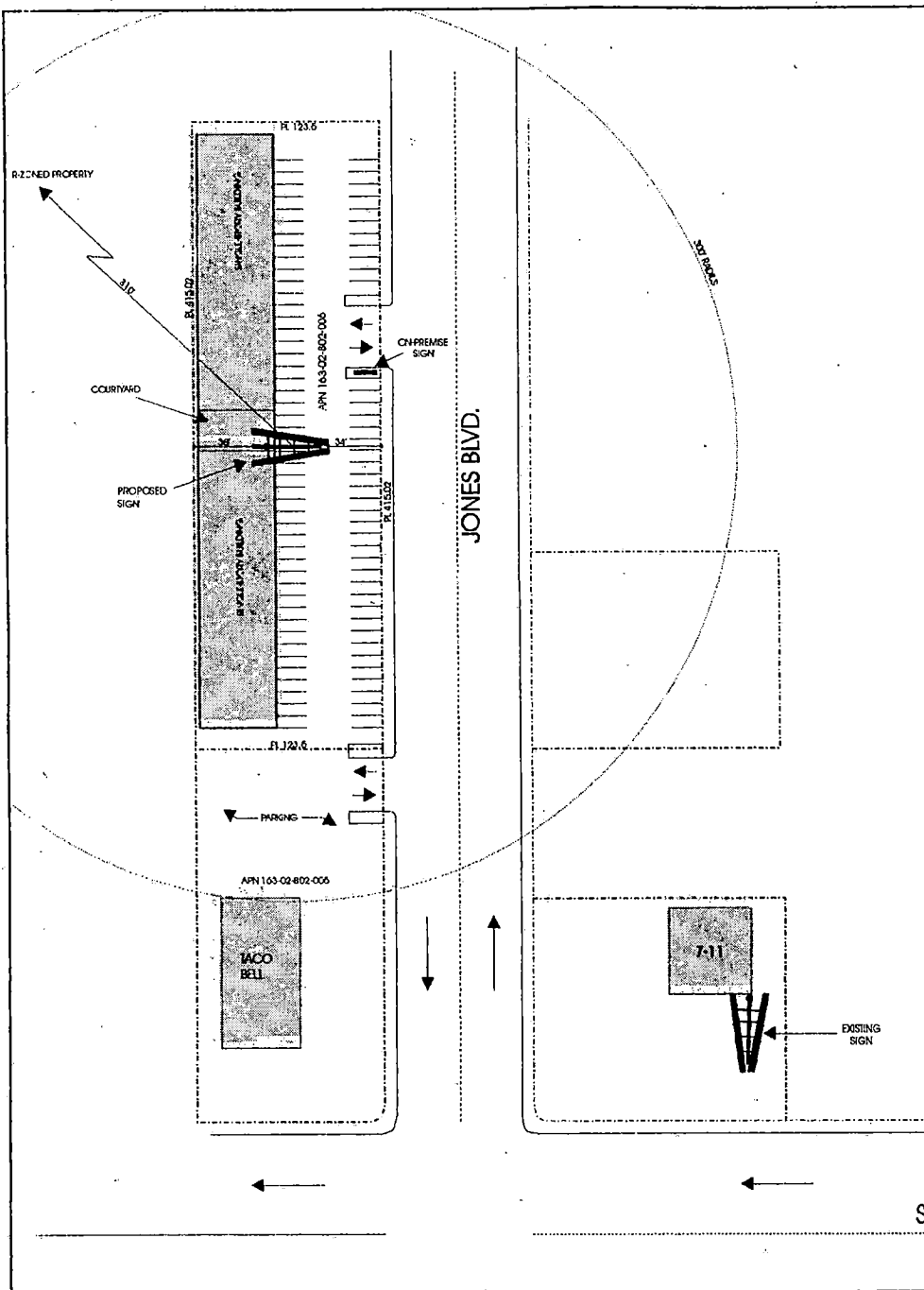
Print Name: Scott Natziger

Subscribed and sworn before me

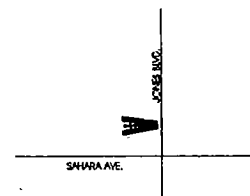
This 11th day of November, 2003

Levon L. S. Baume
Notary Public in and for said County and State





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

DECLARATION

NO OFF-PREMISE SIGN WITHIN 300'
NOT WITHIN 300' OF RESIDENTIAL PROPERTY LINE
NOT LOCATED IN EXCLUSIONARY ZONE

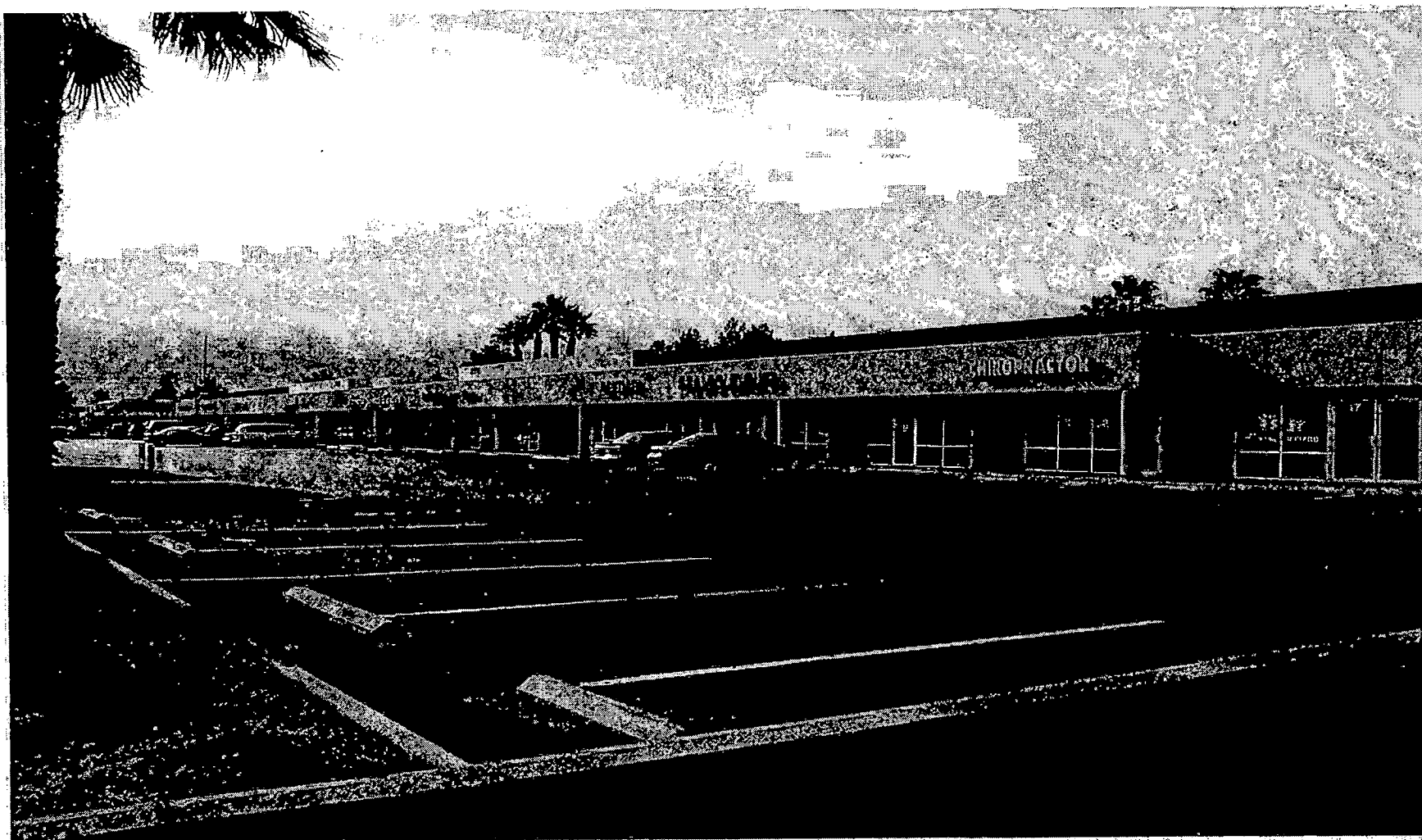
STAFF

SAHARA AVE.

SUP-3479

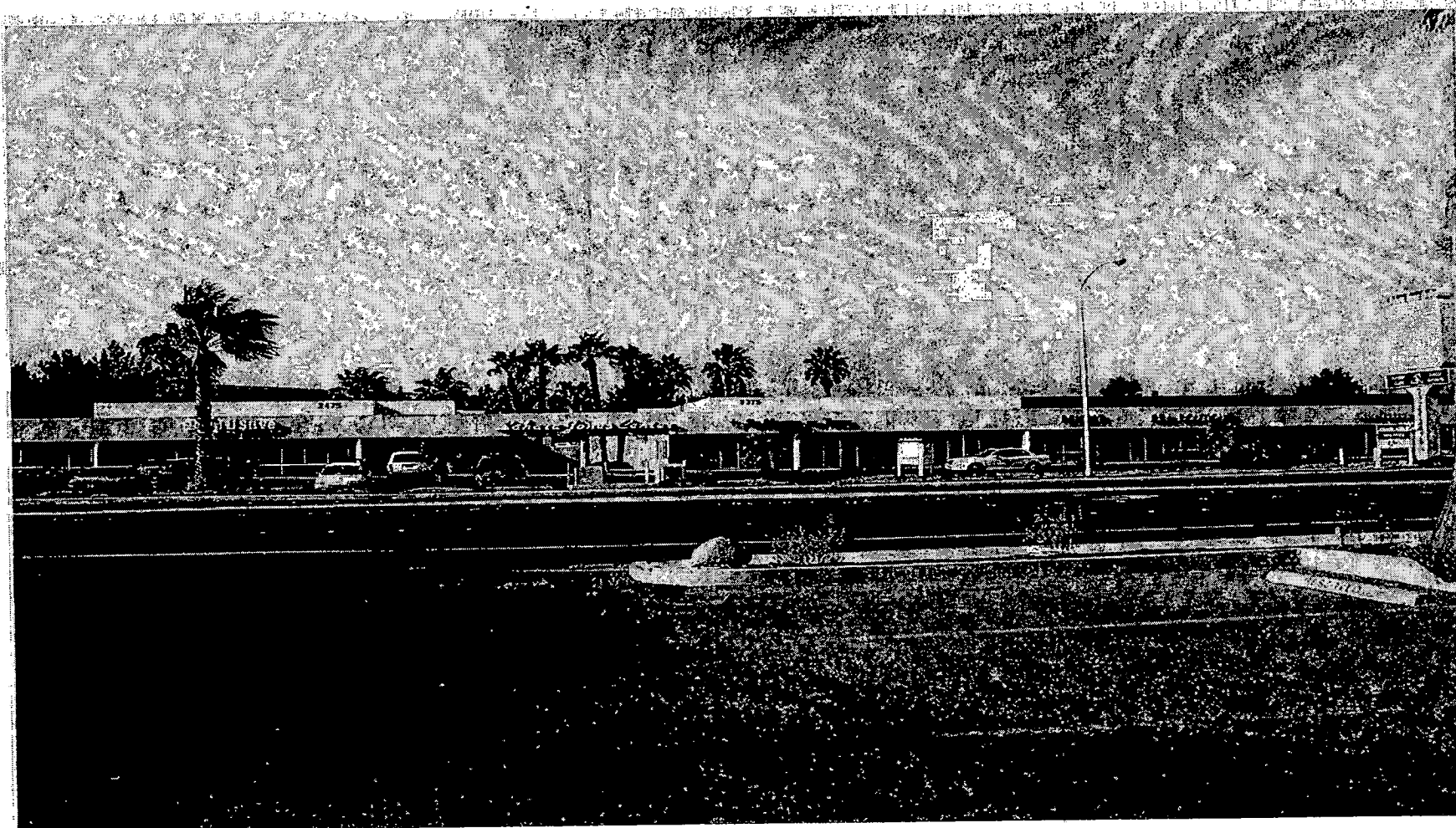
1-22-04 PC

LAMAR OUTDOOR ADVERTISING		
SCALE: 1"=50'	DATE: 09/11/03	DRAWN BY: S.NAFTZGER
JONES SAHARA SIGN		DRAWING NUMBER:
APN 163-02-802-006		



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:****SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI**

- Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

IF APPROVED: C.C.: 02/18/04**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**DAVENPORT – APPROVED subject to conditions– UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 91 [SUP-3491] and Item 92 [SDR-3496].

MARGO WHEELER, Deputy Director of Planning and Development Department, summarized the mixed-use project with the commercial property at the front on Decatur Boulevard. That continues the commercial aspect of this area of Decatur. The senior housing is to the rear, which requires the waiver. The design is appropriate and represents the best use of the property. The parking that will separate the two components will serve the commercial portion. The waiver of landscaping is not required, but was noticed as part of the original review. The site development plan significantly meets all code requirements, represents a very positive project and staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 91 – SUP-3491

MINUTES – Continued:

ATTORNEY BILL CURRAN, Curran and Parry, 300 South Fourth Street, appeared on behalf of the applicant and with project architect DENNIS RUSK. He presented various renderings of the 150 senior units. The project is unique only because it is being developed under a new City ordinance reducing parking requirements for senior complexes. The retail area will primarily service the residents of the senior component along with other area residents. This is the first phase of a two-part project. Another one-acre parcel to the south and rear is in escrow and the intent is to annex into the City and develop that property for a total of 216-unit project. The surrounding area includes warehouse/commercial property to the north and multi-family apartments to the south and east. After working with the City and the area, the project is unanimously supported.

TODD FARLOW, 240 North 19th Street, requested to see the elevations. CHAIRMAN TRUESDELL directed that the renderings be displayed on the overhead. ATTORNEY CURRAN pointed out the manner in which the building was stepped back, creating a two-story appearance with a setback third story. Some effort was taken to be sensitive to the neighbors abutting the rear through the use of landscaping. Staff's suggestion for dormer windows will be incorporated for aesthetic purposes. CHAIRMAN TRUESDELL confirmed with MS. WHEELER that the dormer windows would be handled by staff and an added condition was not required. COMMISSIONER DAVENPORT complimented the appearance of the building and the use of a drive-thru. ATTORNEY CURRAN concurred with all conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 91 [SUP-3491] and Item 92 [SDR-3496].

NOTE: All discussion for Item 91 [SUP-3491] and Item 92 [SDR-3496] was held under Item 91 [SUP-3491].

(2:39 – 2:47)

6-3928/7-1

CONDITIONS:

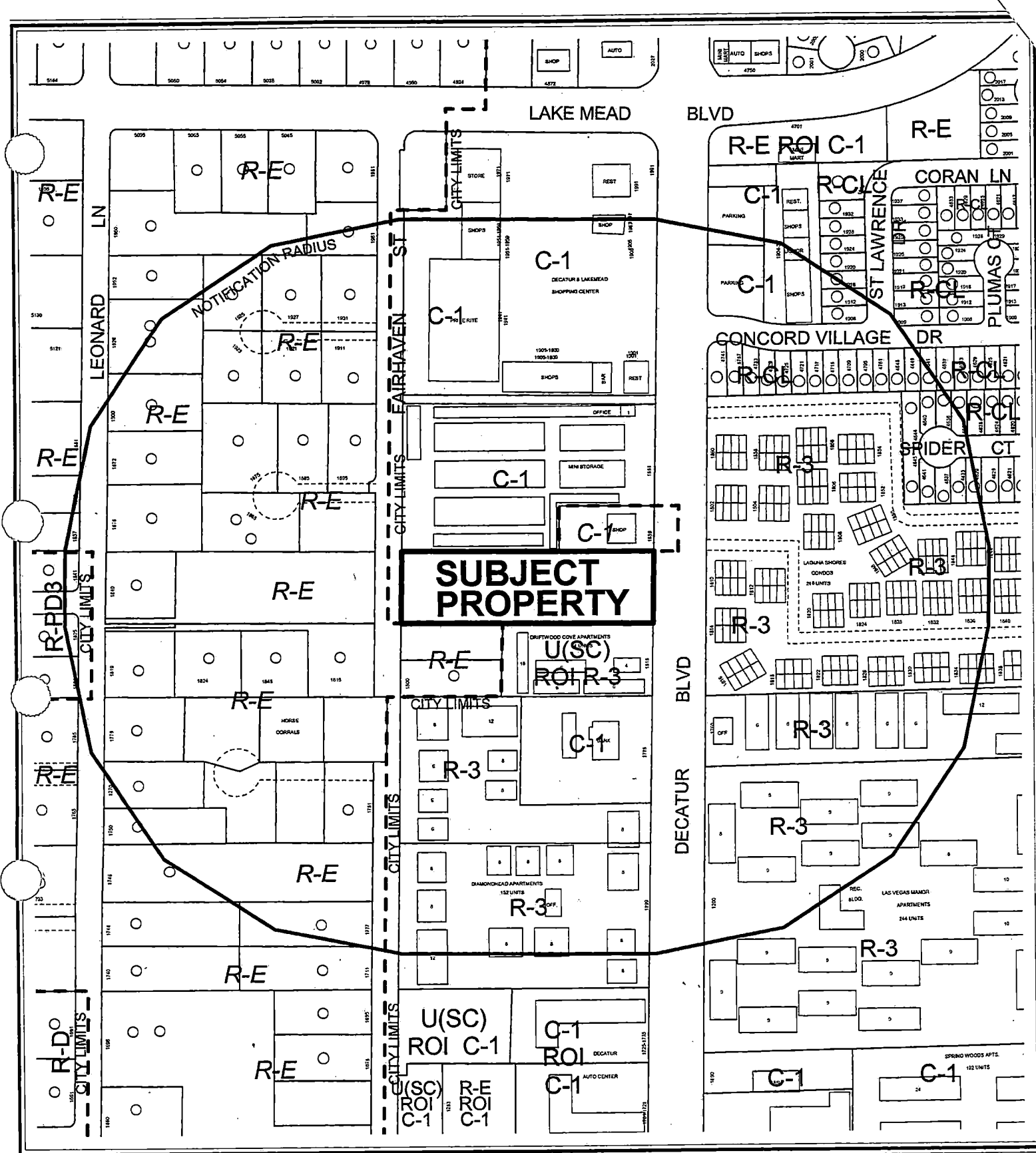
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 91 – SUP-3491

CONDITIONS – Continued:

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.



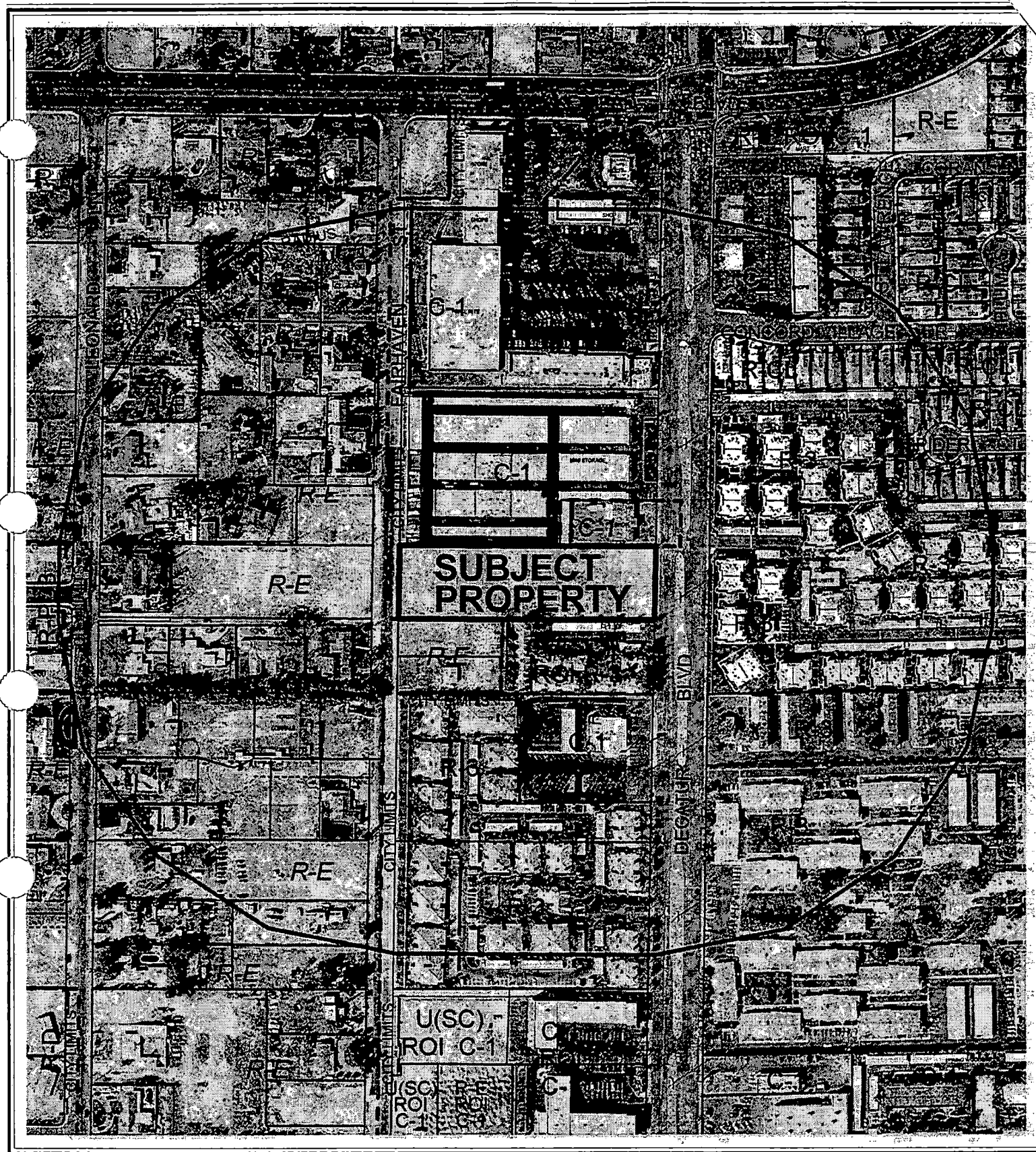
CASE: SUP-3491

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





CASE: SUP-3491

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
 UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a 150 unit low income apartment complex on 2.16 acre parcel zoned C-2 (General Commercial) located on the west side of Decatur Boulevard, between Vegas Drive and Lake Mead Boulevard. A waiver is requested to allow 20 of the 150 units to be on the ground floor. A companion Site Development Plan Review (SDR-3496) has been filed for the property and will be considered concurrently.

B) Applicant's Justification

The applicant has justified the request by stating that the building consists of three stories, with two stories over the ground floor parking, with approximately 6,000 square feet of commercial space on Decatur Boulevard to support the tenants and neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

12/0/6/97 The City Council approved a rezoning (Z-0050-97) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/20/03 The following was discussed:

- a) The application will depend the approval of the Mixed Use Ordinance.
- b) Commercial standard requires the building to the street.
- c) Residential adjacency would apply to the uses across the street but not to the south.
- d) The senior housing ordinance doesn't allow residential on the first floor but on the second floor and above. Otherwise would require a waiver.
- e) Parking for senior housing is 1/75. Commercial is calculated separately.
- f) 15-foot landscape buffer along Fairhaven; an 8-foot buffer along the sides.
- g) A PRS report required because of adjacency to Clark County

SUP-3491 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.16

B) Existing Land Use

Subject Property: Vacant
North: Commercial/ Warehousing
South: Vacant/ Multi-family
East: Multi-family
West: Vacant

C) Planned Land Use

Subject Property: G-C (General Commercial)
North: G-C (General Commercial), C-1 (Limited Commercial)
South: G-C (General Commercial), C-1 (Limited Commercial)
East: R (Rural Density Residential)
West: M (Medium Density Residential)

D) Zoning

Subject Property: C-2 (General Commercial)
North: C-1 (Limited Commercial)
South: R-E (Residence Estates), U (Undeveloped) [SC (Service Commercial)
Land Use Designation]
East: North Las Vegas
West: R-E (Residence Estates)

E) General Plan Compliance

Southwest General Plan

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

SUP-3491 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Downtown Centennial Plan		X
Redevelopment Plan Area		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1) Any Special Use Permit within 500'

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

- 1) Metro has notified Planning that there are no Law Enforcement issues that pertain to the proposal.
- 2) No other agency responses have been received by staff.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

SUP-3491 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Uses	Factor	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Commercial	5497 SF.	1/175 GFA	31.4			
Residential	150 Units	.75 (Num Of Units)	112.5			
Total			143.9			
			139	5	133	5

The proposal fails to meet the requirements for parking. It is recommended the building be redesigned so the number of parking spaces required will match the number of space provided.

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Senior Citizen Apartment Development over three stories in height.	The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.	Y
Senior Citizen Apartment Development over three stories in height.	Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.	Y
Senior Citizen Apartment Development over three stories in height.	The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor.	N

SUP-3491 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

Senior Citizen Apartment Development over three stories in height.	The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.	Y
Senior Citizen Apartment Development over three stories in height.	The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.	Y
Senior Citizen Apartment Development over three stories in height.	For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 district shall be met.	Y

The proposed development does not conform to the minimum standards contained in Title 19.04 for Senior Citizen Apartment Development over three stories in height. This proposal includes residential units on the ground floor. Therefore a waiver of the no residences on the ground floor condition is also part of this application.

B) General Analysis and Discussion

- **Zoning**

Commercial uses are permitted by right in the C-1 (Limited Commercial) district. Residential uses are also permitted in C-1 (Limited Commercial) districts upon approval of a Special Use Permit. The project complies with all other zoning requirements relative to this request.

- **Use**

The commercial uses will be located at the ground floor, and will have direct frontage on Decatur Boulevard. The residential uses will be located on floors 1 through 3, and will have a separate lobby on the ground floor with access from the east side of the residential portion of the building.

- Conditions

The conditions for approval for a Senior Citizen Apartment are:

- i. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
- ii. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
- iii. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor.
- iv. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
- v. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
- vi. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 district shall be met.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The commercial use will be appropriate for its location on Decatur Boulevard. The proposed residential use is similar to other residential developments in the area, and as designed will be harmonious with surrounding land uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

SUP-3491 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

The subject site is an urban infill site, and is appropriate to support the commercial square footage and number of units proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Decatur Boulevard will provide the principal vehicular access to the parking associated with the structure, and have sufficient capacity to serve the additional traffic that will be generated by the development.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of the Special Use Permit is consistent with the goals and objectives of the General Plan in providing high-quality housing where master planned.

NOTICES MAILED 83 [Mailed with SDR-3496]

APPROVALS 0

PROTESTS 0

T-386 P.001/002 F-119

FRUIT - 316 3

Dennis Rusk

(702) 895-1171

P. 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3491** APN: 138-24-703-006
 Name of Property Owner: GUNAY SIRIHAN
 Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

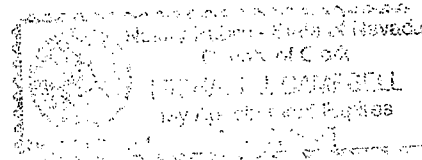
Signature of Property Owner/Authorized Agent: Dan Gierke

Print Name: DAN ZARLINE

Subscribed and sworn before me

This 8 day of December, 2003

Notary Public in and for said County and State



Dec 05 03 04:16p

Dennis Rusk

(702) 99 0171

P.1

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3491** APN: 138-24-703-006 2/2
 Name of Property Owner: RAZIA ISANI
 Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

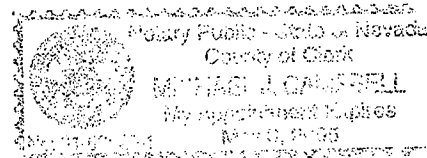
Signature of Property Owner/Authorized Agent: Dan Zarly

Print Name: DAN ZARLY

Subscribed and sworn before me

This 8 day of November, 2003

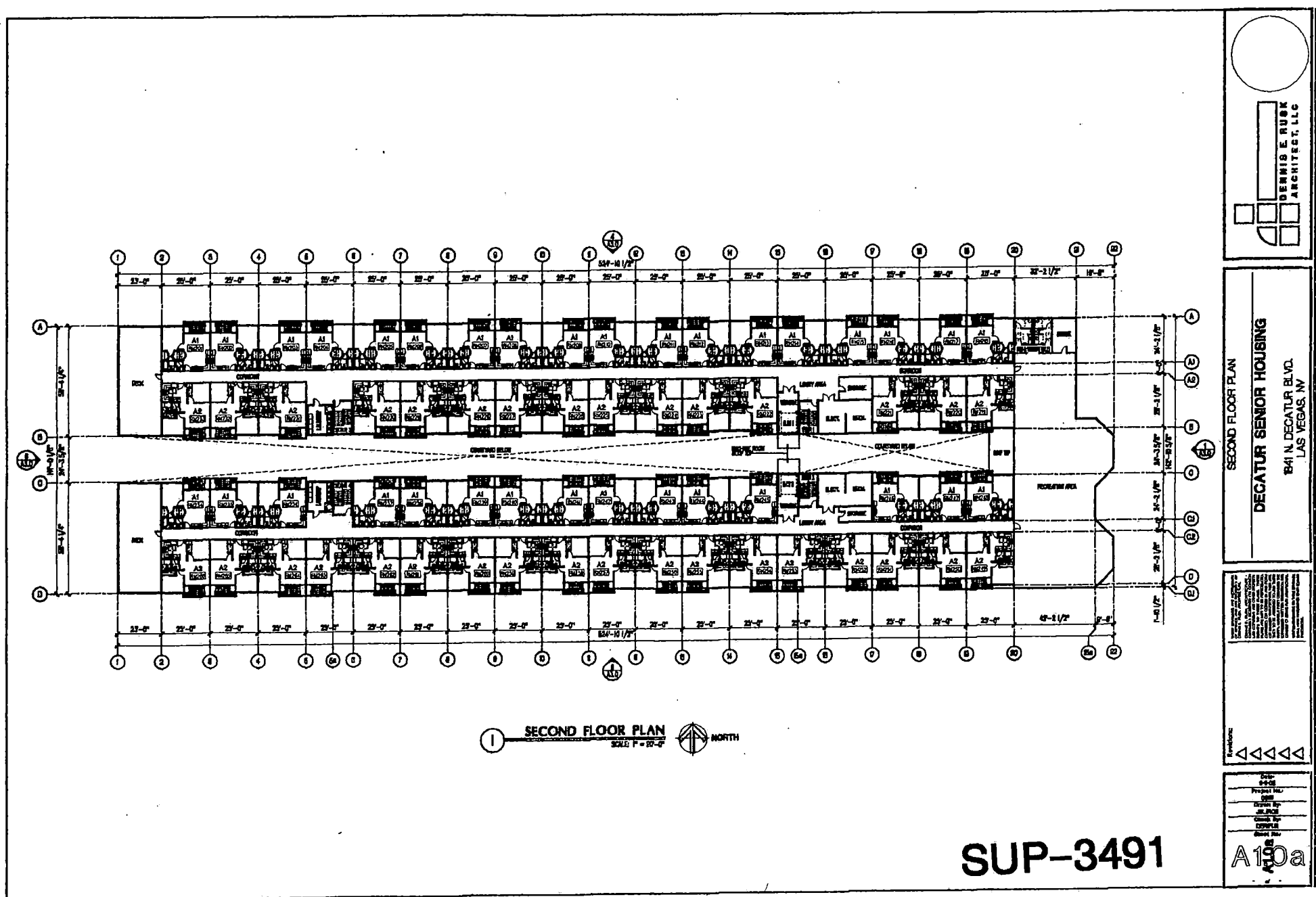
[Signature]
 Notary Public in and for said County and State

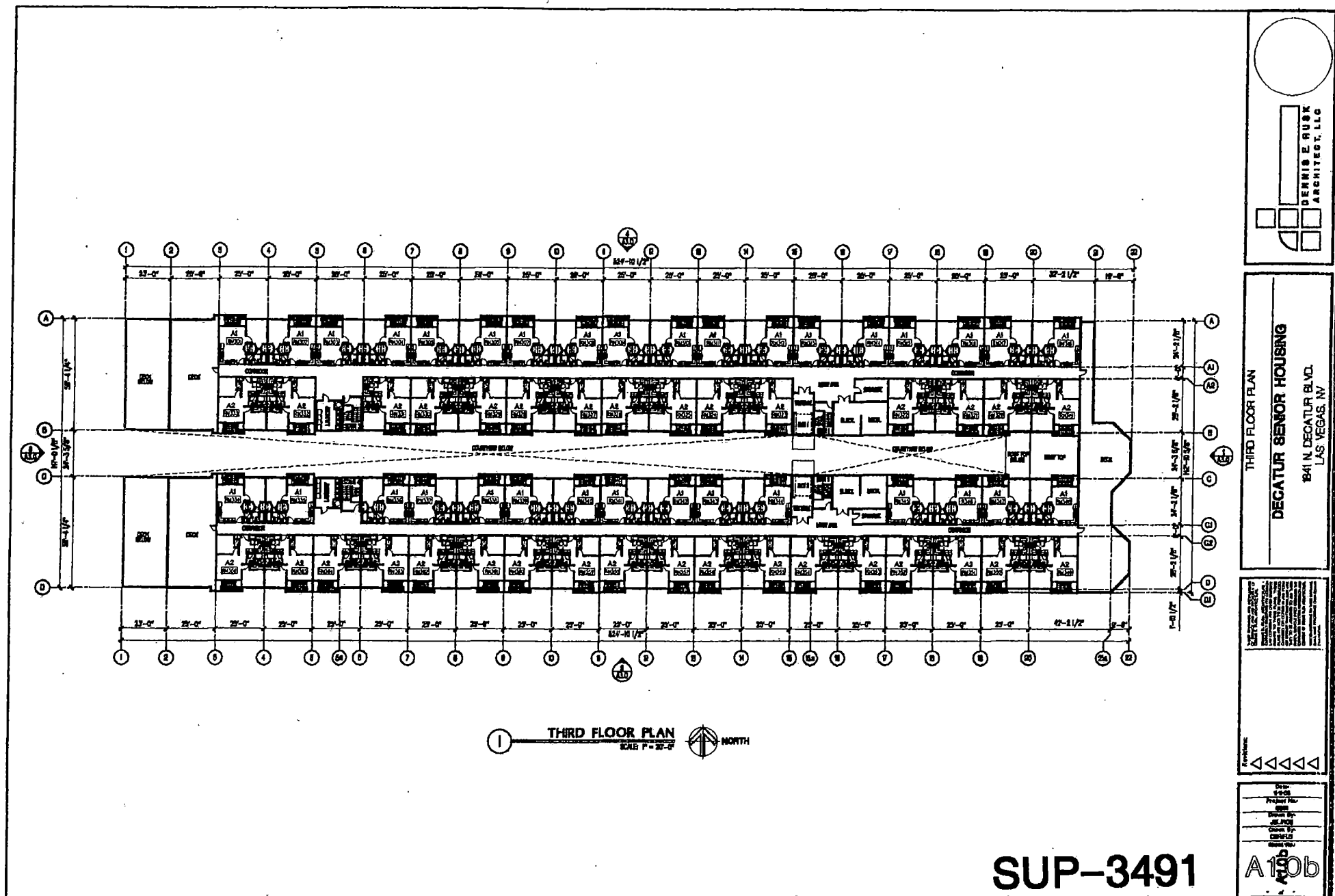


Revised 2/12/02

City of Las Vegas Planning & Development Department Statement of Financial Interest.doc

SUP-3491
1-22-04 PC

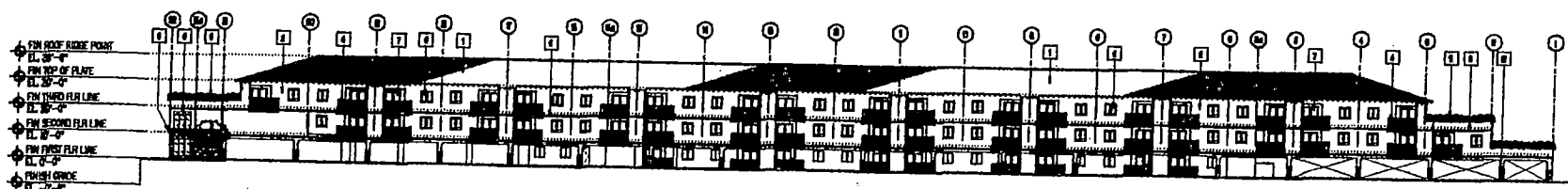




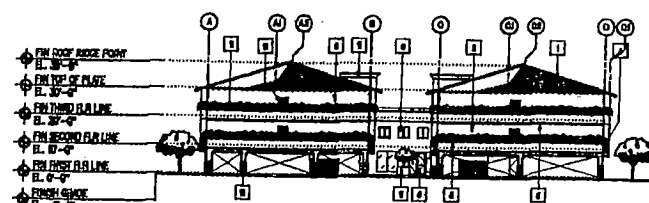


Date: 9-2-08
 Project No.: 0000
 Drawn By: JEL/ACB
 Check By: DEEMUS
 Sheet No.:
 A3.0

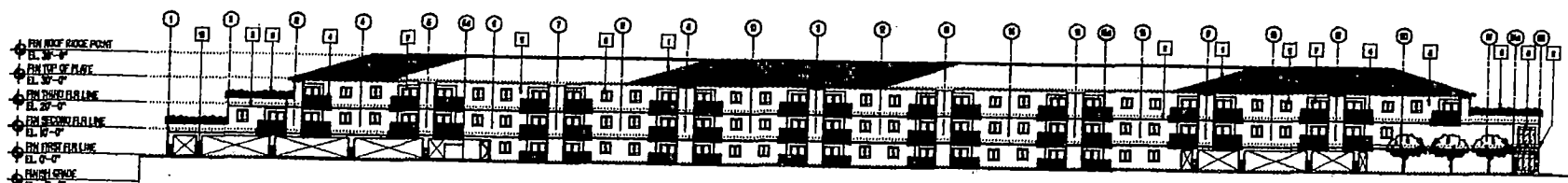
SUP-3491
1-22-04 PC



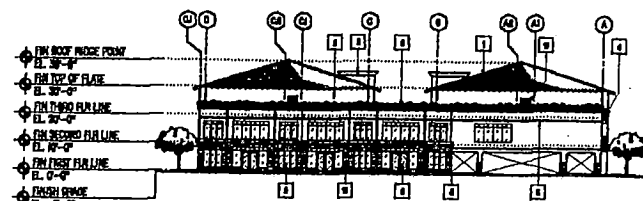
4 NORTH ELEVATION
SCALE 1/8"=1'-0"



3 WEST ELEVATION
SCALE 1/8"=1'-0"



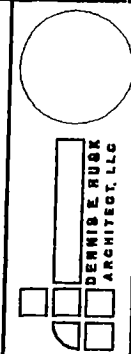
2 SOUTH ELEVATION
SCALE 1/8"=1'-0"



1 EAST ELEVATION
SCALE 1/8"=1'-0"

KEYED NOTES: (ELEVATION)

- | | |
|--------------------------------------|--|
| 1 CONCRETE ROOF TREES | 7 SLIDING GLASS DOOR WITH ALUMINUM FRAME |
| 2 7/8" THK STUCCO FINISH | 8 METAL DOOR WITH STEEL FRAME |
| 3 CORNICE | 9 REVEAL LINE WITH FINISH STUCCO |
| 4 RAILING | 10 LEDGE STONES |
| 5 STONE FRONT W/ ALUMINUM FRAME | 11 PLANTERS |
| 6 SLIDING WINDOW WITH ALUMINUM FRAME | |



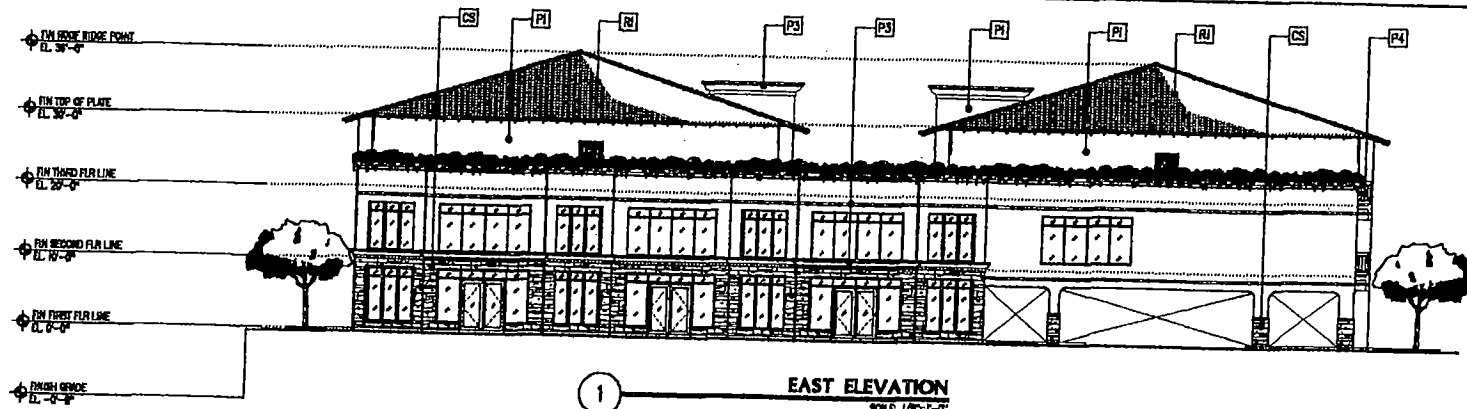
BUILDING ELEVATIONS
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

THESE ELEVATIONS
WERE PREPARED BY
DENNIS E. RUSK
ARCHITECT, LLC
FOR THE PROJECT
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV
DATE: 01-22-04

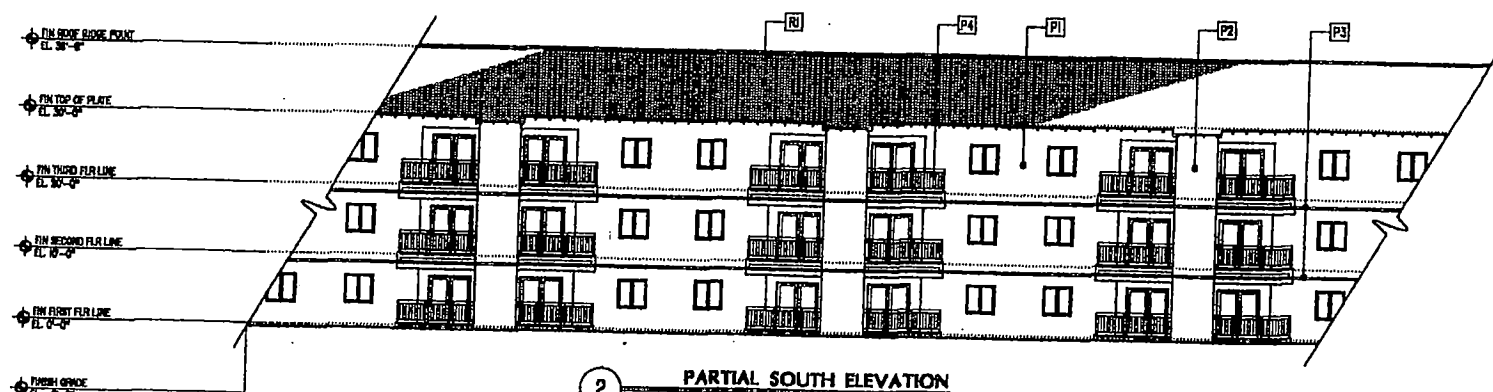
DATE: 01-22-04
PROJECT NO.:
DRAWN BY:
CHECKED BY:
SCALE: 1/8"=1'-0"

SUP-3491
01-22-04 PC

A.S.D.



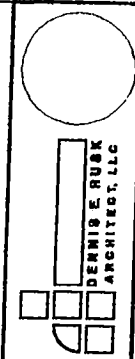
1 EAST ELEVATION
SCALE 1/8"=1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE 1/8"=1'-0"

PAINT, FINISH AND MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE	SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
[R1]	ROOF TILE	ST. THOMAS MCK TILE	1336		[P3]	EXTERIOR PAINT	SEVILLE CHAMBER	7027	
[P1]	EXTERIOR PAINT	ZAFRA	7082		[P4]	DOOR & WINDOW FRAME, PANELING	TRUNKER	30	
[P2]	EXTERIOR PAINT	ANTIQUE GOLD	7611		[CS]	EXTERIOR WALL CULTURED STONE	CULTURED STONE	PLATINUM COUNTRY LEADERSTONE	



COLOR + MATERIAL BOARD
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

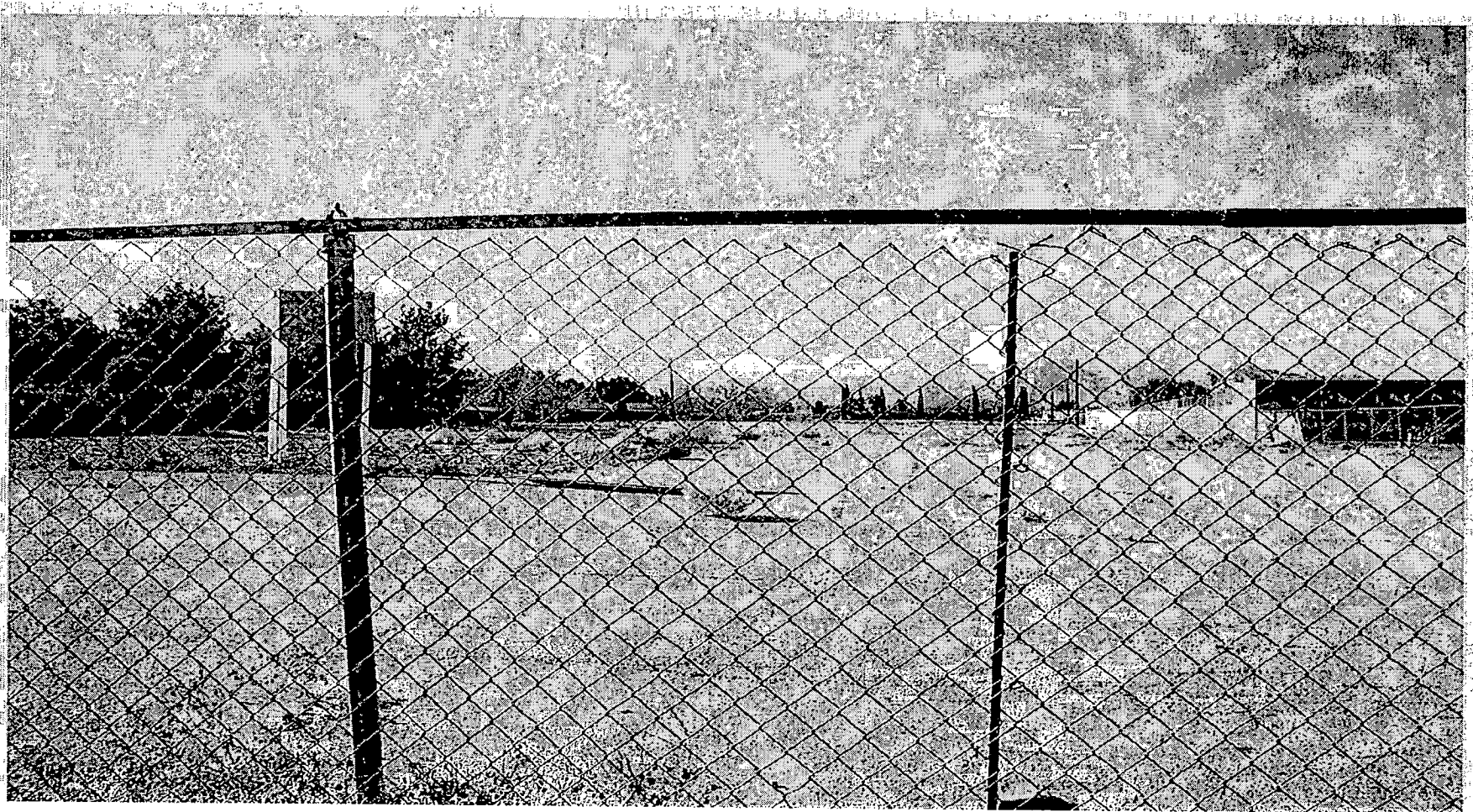
1/8"=1'-0"



1/8"=1'-0"

1/8"=1'-0"

SUP-3491
1-22-04 PC



SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI

- Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 91 [SUP-3491] for related discussion.

(2:39 – 2:47)

6-3928/7-1

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 92 – SUP-3496

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 92 – SUP-3496

CONDITIONS – Continued:

13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
14. 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 the 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

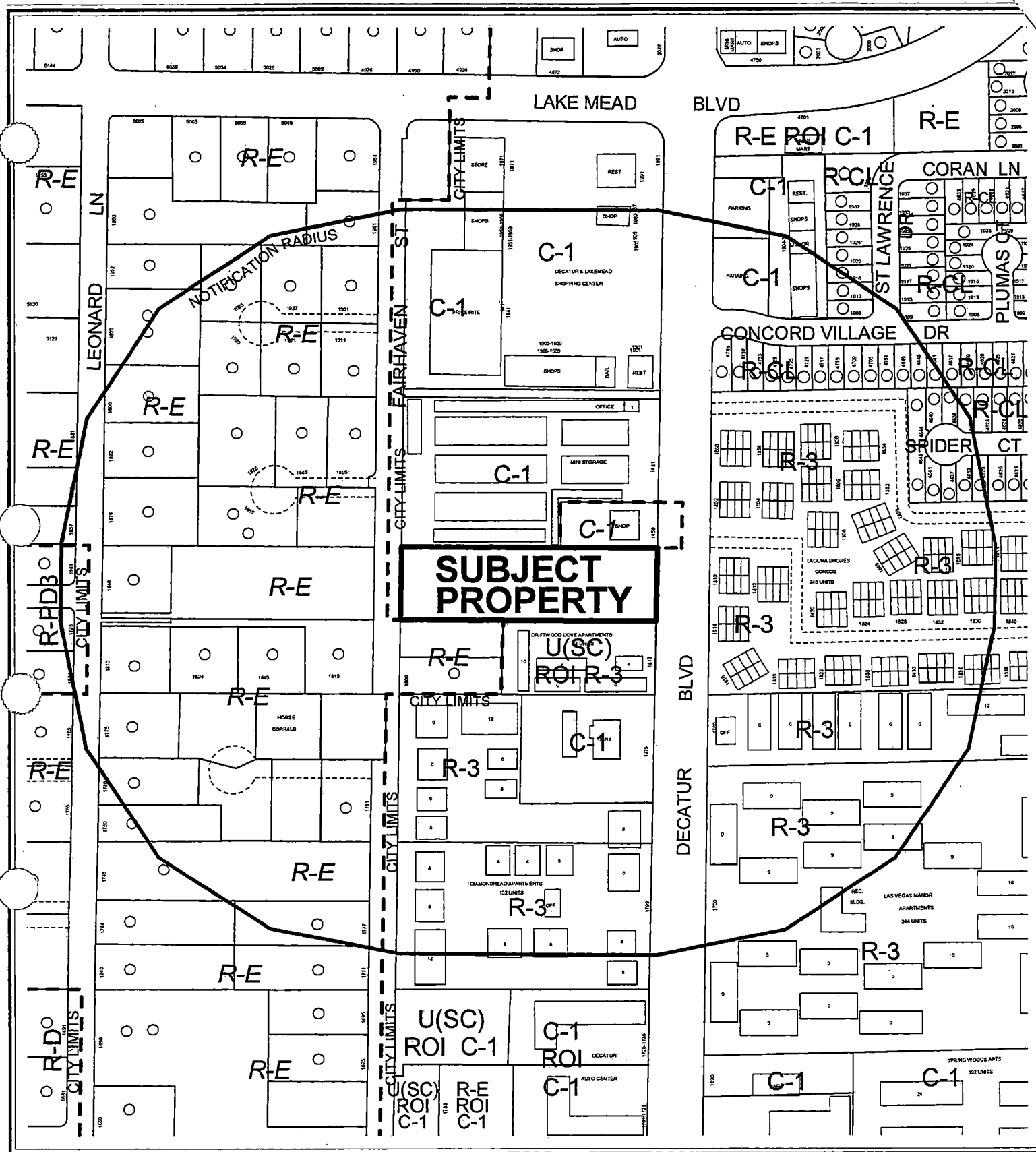
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 92 – SUP-3496

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

C

C



CASE: SDR-3496

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [GC(GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

SDR-3496 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
14. 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 the 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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

SDR-3496 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

#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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a 150-unit residential development with 5,497 square feet of retail space on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 840 feet south of Lake Mead Boulevard. A companion Special Use Permit (SUP-3491) has been filed in conjunction with this site plan review.

B) Applicant's Justification

The applicant has justified the request by stating that the building consists of three stories, with two stories over the ground floor parking, with approximately 6,000 square feet of commercial space on Decatur Boulevard to support the tenants and neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

The City Council approved annexation A-0012-96(A). Planning Commission recommended approval.

12/0/6/97 The City Council approved a rezoning (Z-0050-97) that rezoned the site from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/20/03 The following was discussed:

- a) The application will depend the approval of the Mixed Use Ordinance.
- b) Commercial standard requires the building to the street.
- c) Residential adjacency would apply to the uses across the street but not to the south.

SDR-3496 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

- d) The senior housing ordinance doesn't allow residential on the first floor but on the second floor and above. Otherwise would require a waiver.
- e) Parking for senior housing is 1/75. Commercial is calculated separately.
- f) 15-foot landscape buffer along Fairhaven; an 8-foot buffer along the sides.
- g) A PRS report required because of adjacency to Clark County.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.16

B) *Existing Land Use*

Subject Property: Vacant
North: Commercial/ Warehousing
South: Vacant/ Multi-family
East: Multi-family
West: Vacant

C) *Planned Land Use*

Subject Property: G-C (General Commercial)
North: G-C (General Commercial), C-1 (Limited Commercial)
South: G-C (General Commercial), C-1 (Limited Commercial)
East: R (Rural Density Residential)
West: M (Medium Density Residential)

D) *Zoning*

Subject Property: C-2 (General Commercial)
North: C-1 (Limited Commercial)
South: R-E (Residence Estates), U (Undeveloped) [SC (Service Commercial)
Land Use Designation]
East: North Las Vegas
West: R-E (Residence Estates)

SDR-3496 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

E) General Plan Compliance

- Southwest General Plan

The subject property is designated Mixed-Use by the Las Vegas Redevelopment Plan. The Mixed-Use designation allows uses comparable to the following designations: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Downtown Centennial Plan		X
Redevelopment Plan Area		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

PROJECT DESCRIPTION

The proposed structure will include 150 residential units and approximately 5,497 square feet of ground-floor commercial space, with 138 parking spaces located within the building on the first floor. The structure will be three stories and 39 feet in height, with commercial space, 20 residential units and the residential lobby on the ground floor. The uppermost floors of the building will step back in order to give variety to the massing of the building. Stucco will be used for the façade of the building, and stone will cover the first floor wall facing Decatur Boulevard. The project will include the addition of streetscape plantings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

KCW

SDR-3496 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	N/A		Y
Min. Lot Width	100 Feet	166 feet	Y
Min. Setbacks			
• Front	20 Feet	20 feet	Y
• Side	10 Feet	10 feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	20 feet	Y
Max. Lot Coverage	50 %	76 %	N
Max. Building Height	None	3 Stories / 39 Feet	Y
Trash Enclosure	Roofed and Gated	Not Shown	N
Loading Zone		Shown	Y
Mech. Equipment		Screened	Y
Other ...			

The proposal meets the requirement of Title 19 Commercial standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) The proposal meets the Proximity slope requirement.
- b) The proposal meets the Building setback requirement.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Factor	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Commercial	5497 SF.	1/175 GFA	31.4			
Residential	150 Units	.75 (Num Of Units)	112.5			
Total			143.9			
			139	5	133	5

The proposal fails to meet the requirements for parking. It is recommended the commercial building be redesigned so the number of parking spaces required will match the number of space provided.

SDR-3496 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A Parking Terrace	N/A	Y
Buffer:			77
• Min. Trees	1 Tree/20, 1 Tree/30	61 Trees	
• Min. Zone Width	8 Feet		8 feet
• Wall height	8 Feet		Not Shown

The proposal exceeds the requirements for landscaping buffers.

B) General Analysis and Discussion

• Zoning

Commercial uses are permitted by right in the C-1 (Limited Commercial) district Residential uses are also permitted in C-1 districts upon approval of a Special Use Permit. The project complies with all other zoning requirements relative to this request.

• Site Plan

The building fronts on Decatur Boulevard, with ground-floor commercial space moved up to the front setback of 15 feet. The 15 feet of setback space is filled with landscaping beginning from behind the sidewalk up to the building. A ten-foot setback has been provided at the south and north sides of the structure in order to conform to Building Code requirements, and to provide an 8-foot landscaped buffer area between the building and the property line. All parking spaces for the development are located within the building, with the entrance for the parking located directly off Decatur Boulevard.

• Waivers

No waivers are part of this application.

• Landscape Plan

The proposal exceeds the perimeter landscaping requirements of Title 19. The applicant proposes to plant 16 trees more than required.

SDR-3496 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- Elevation

The proposed elevations for the building show that it is a long three story structure with the ends of the building stepped down to single story at the west end and two story at the east. The west end is stepped down to a single story to minimize the height of the building near the low density residential to the west. The east end is stepped to two stories at the east end to accent the commercial end of the building.

To further enhance the commercial end a stone veneer is planned from grade up to the height of the top of the first floor. The commercial end of the building screens the parking under the building and the perimeter wall and landscaping will screen the other three side of the parking area under the building. The walls will be stucco where not covered in stone and the roof will be tiled.

- Floor Plan

The floor plans show typical multi-family design used in similar developments.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 commercial element of the project is compatible with the other uses on Decatur Boulevard, and the residential units will assist in meeting the growing demand for housing in the area. The structure will be taller than other existing buildings in the area, but its height is appropriate for an urban area, and sufficient care has been exercised in the design of the façade elements and the massing of the building.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed structure is in conformance with the General Plan, Title 19, and other standards and policies.

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

The traffic of the proposed development will not negatively affect the capacity of Decatur Boulevard.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The proposed exterior materials are appropriate for the urban area, and the proposed streetscape treatments will enhance the pedestrian environment.

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 of the structure will be a welcome addition to the Decatur Boulevard streetscape, and will be harmonious and compatible with proposed development in the area.

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

Adequate measures have been taken to secure and protect the public health, safety and general welfare.

NOTICES MAILED 83 [Mailed with SUP-3491]

APPROVALS 0

PROTESTS 0

Dec 05 03 04:16p

Dennis Rusk

(702) 891-1171

P.1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3496** APN: 138-24-703-006
Name of Property Owner: GUNAY SIRIHAN
Name of Applicant: _____

1
2

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

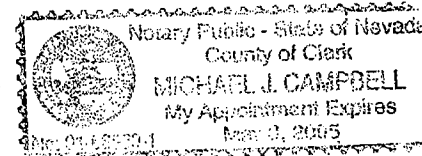
Signature of Property Owner/Authorized Agent: Dan Zarlin

Print Name: DAN ZARLIN

Subscribed and sworn before me

This 8 day of December, 2003

Notary Public in and for said County and State



Dec 05 03 04:16p

Denn. Rusk

(702) 81 0171

P.1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3496** APN: 138-24-703-006
Name of Property Owner: RAZIA ISANI
Name of Applicant: _____

2
2

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

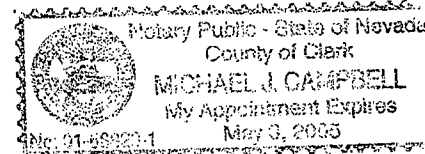
APN: _____

Signature of Property Owner/Authorized Agent: Dan EarlingPrint Name: DAN EARLING

Subscribed and sworn before me

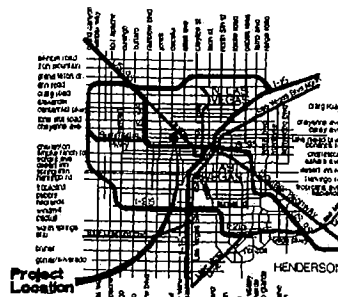
This 8 day of December, 2003

Notary Public in and for said County and State



Revised 2/12/01

C:\data\applications\Facilities\Statement of Financial Interest.doc



VICINITY MAP

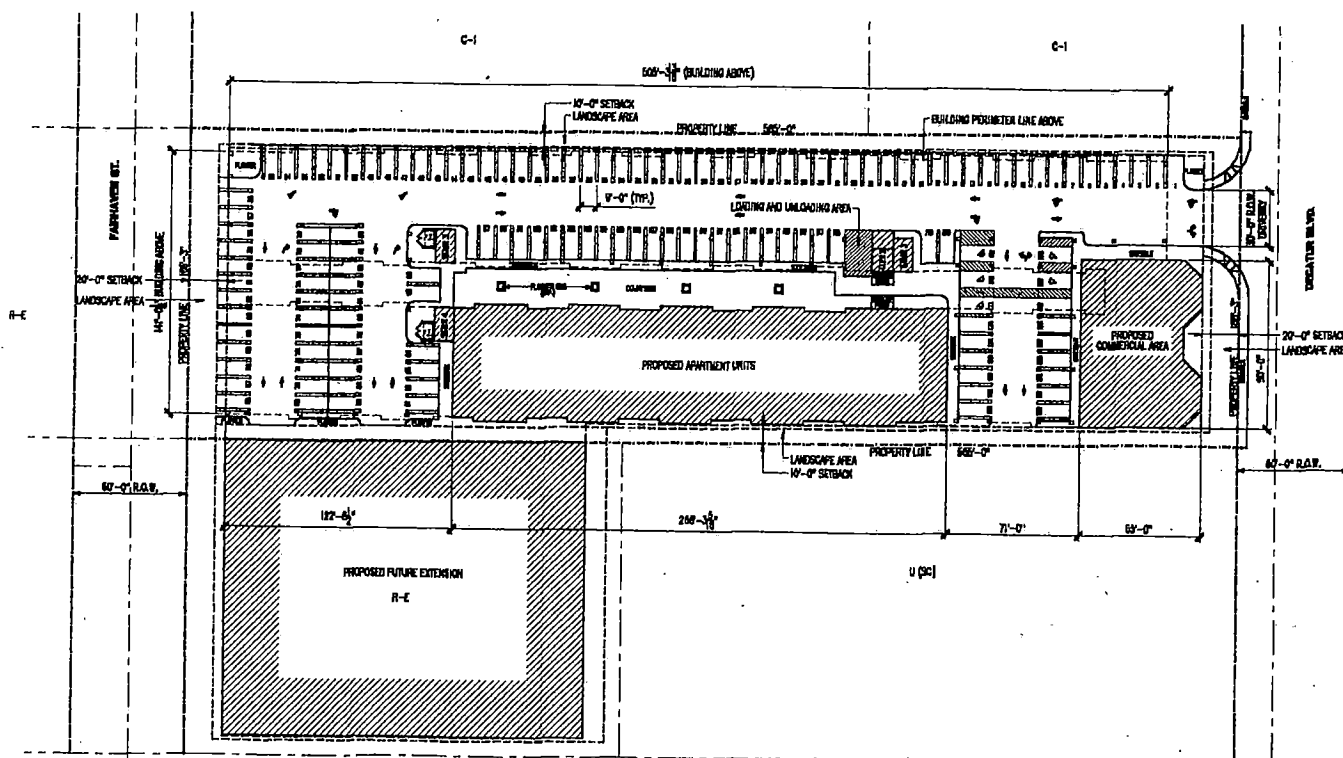
PROJECT DATA

APN # 138-21-703-006

ADDRESS: 1841 N. DECATUR BLVD.
LAS VEGAS, NV
LOT COVERAGE: 75%
LOT AREA: 81,634 S.F. (2.18 ACRES)

PARKING PROVIDED:
RESIDENTIAL: 150 UNITS @ 750 S.F. = 112
RETAIL: 6487 S.F. @ 1:250 S.F. = 26
TOTAL REQUIRED: 138

PARKING PROVIDED:
STANDARD CAR: 8' X 12' = 112
HANDICAPPED (CAR): 8' X 12' = 6
PARKING PROVIDED: 118



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 32'-0"



STAFF
SDR-3496
1-22-04 PC

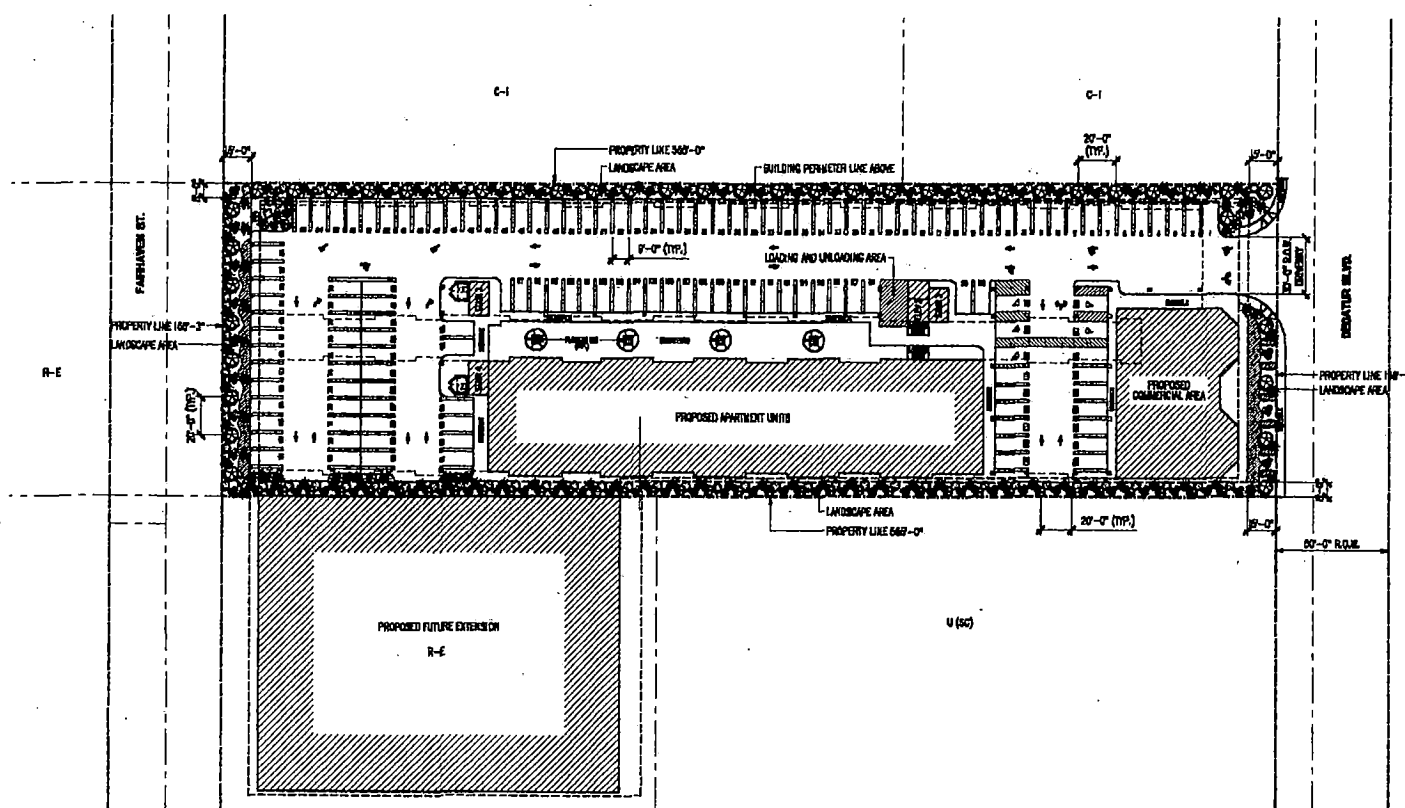
SITE DEVELOPMENT PLAN
DECATUR SENIOR HOUSING
1841 N. DECATUR BLVD.
LAS VEGAS, NV

REVISIONS:
1. 1-22-04
2. 1-22-04
3. 1-22-04
4. 1-22-04

DATE: 1-22-04
PROJECT NO.: SDR-3496
DRAWN BY: J. P. COO
CHECKED BY: G. P. COO
SHEET NO.: 1

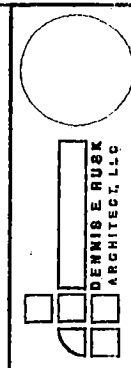
SP-1.0

LANDSCAPE LEGEND													
SYMBOL	NO.	BOTANICAL NAME	COMMON NAME	USE	FULL SIZE	DESCRIPTION							
	41	PI. ALB.	ALEPPO PINE	EVERGREEN TREE	LARGE OVER 40"	24" DIA. STD. TRUNK		0	LEADOPHYLLUM	TEXAS RANGER	EVERGREEN SHRUB	8'x8'	5 GALLON
	32	PI. ALB.	MONROVIA PINE	EVERGREEN TREE	MEDIUM 20"-40"	24" DIA. STD. TRUNK		00	BRACHYOTIS	DESERT BROOM	EVERGREEN SHRUB	3'x3'	3 GALLON
	0	GAZANIA	GAZANIA	GROUND COVER				70	RAVENSBRIDGIA	INDIAN HAWTHORNE	EVERGREEN SHRUB	4'x4'	3 GALLON



① ————— LANDSCAPING PLAN ————— NORTH
SCALE 1" = 30'-0"

STAFF
SDR-3496
1-22-04 PC

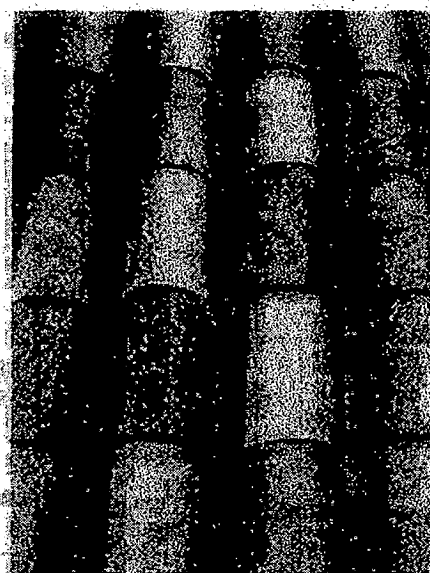


LANDSCAPING PLAN
DECATUR SENIOR HOUSING
841 N. DECATUR BLVD.
LAS VEGAS, NV

REVISIONS
1. 1-22-04
2. 1-22-04
3. 1-22-04
4. 1-22-04
5. 1-22-04
6. 1-22-04
7. 1-22-04
8. 1-22-04
9. 1-22-04
10. 1-22-04

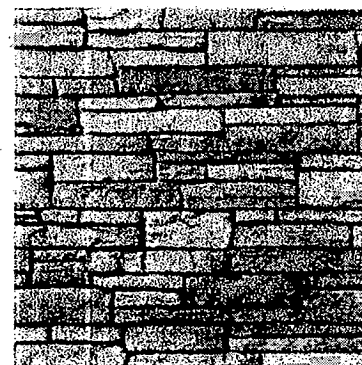
DATE: 1-22-04
PROJECT NO.: SDR-3496
DRAWN BY: J.E. RUSK
CHECKED BY: J.E. RUSK
DATE: 1-22-04
L.P.R.

ROOF TILE



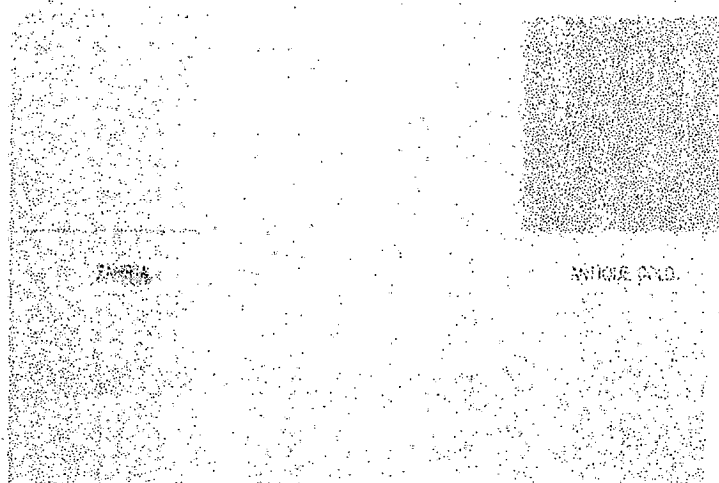
ROOF TILE
ST. THOMAS BLVD

EXTERIOR WALL

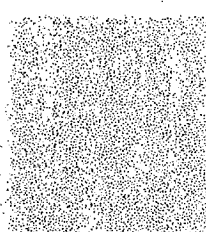


EXTERIOR WALL
ST. THOMAS BLVD

PAINT COLOR CHIPS



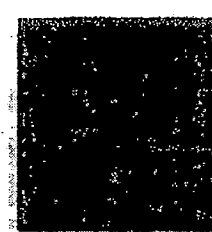
WHITE



ANTIQUE GOLD

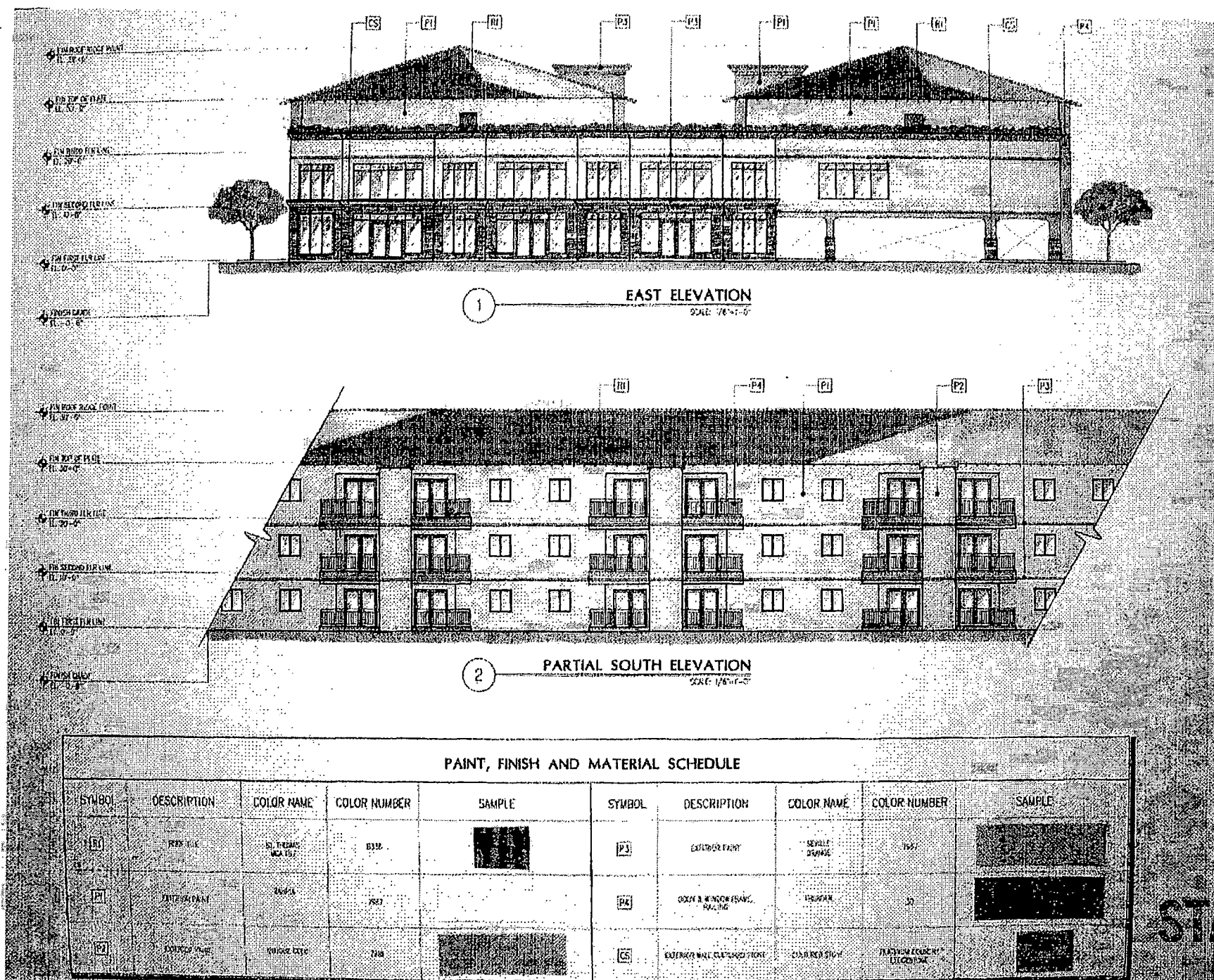


SEVILLE (PINK)



DRUMMET

STAFF
SDR-3496
1-22-04 PC



SDR-3496 1-22-04 PC

STAFF



SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI
SOUTHWEST CORNER OF DECATUR AND LAKE MEAD BOULEVARDS
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at 3701 West Charleston Boulevard 3101 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions– UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the 5,000 square foot building to be converted via an interior remodel, reconfiguration of parking to include a play area to the west of the existing structure and retention of the adequate landscaping planters. The business will employ approximately 7 people to care for 97 children. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

MINUTES – Continued:

SHERILYNN HIDALGO, 7730 West Sahara Avenue, and NICHOLLE JONES-PARKER, 3913 Total Canyon Lane, concurred with all conditions.

COMMISSIONER GOYNES cautioned the applicants to do a thorough background check on all employees.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:47 – 2:49)

7-403

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date-stamped February 18, 2004, except as amended by conditions herein.
3. Conformance to all Minimum Requirements under Title 19.04.040 for a Child Care Center use.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

CONDITIONS – Continued:

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Trash enclosures shall be constructed to include screen walls and a roof.
11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

12. Provide a traffic chord easement on the southwest corner on Charleston Boulevard and Campbell Drive. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

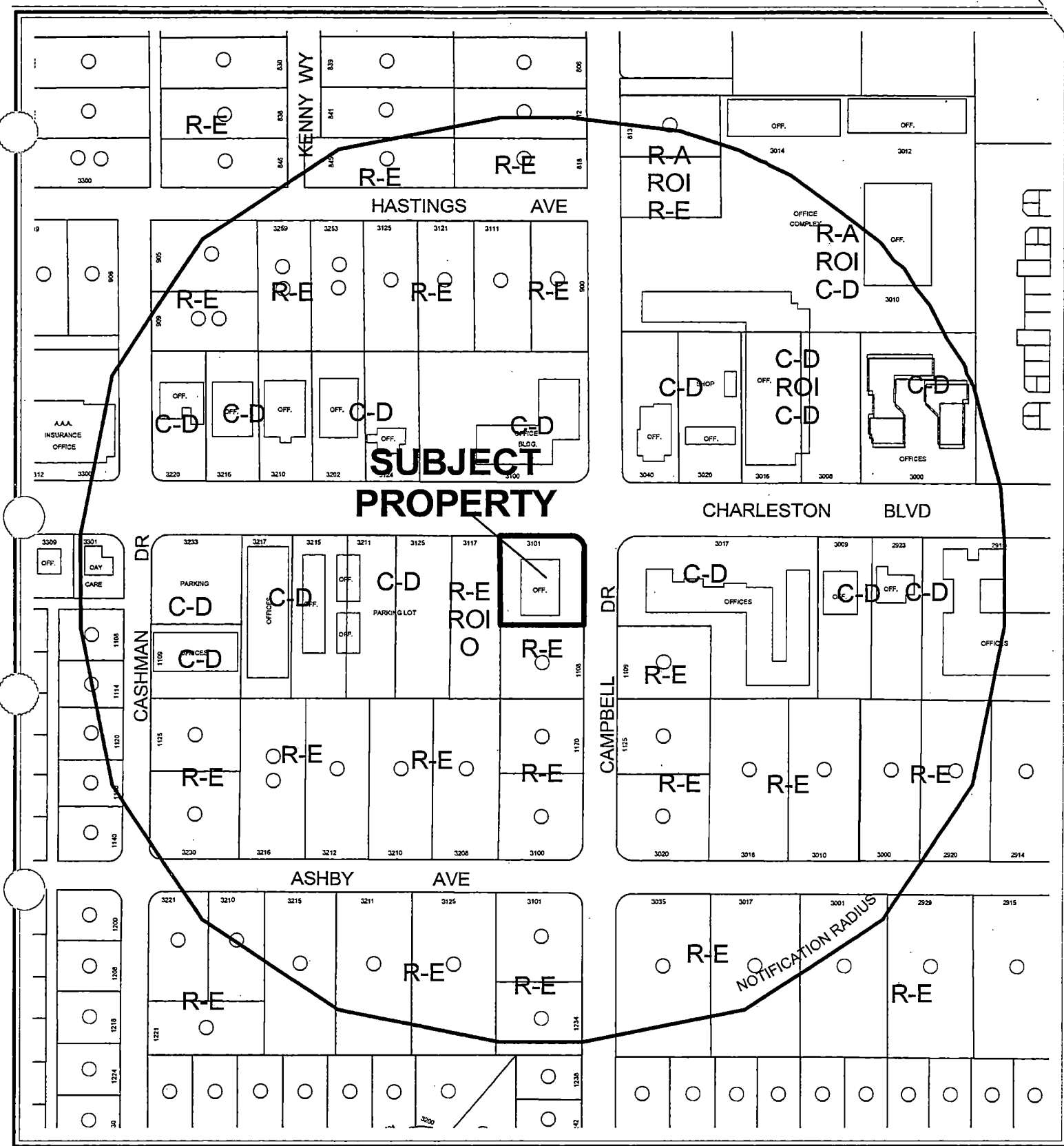
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

CONDITIONS – Continued:

14. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

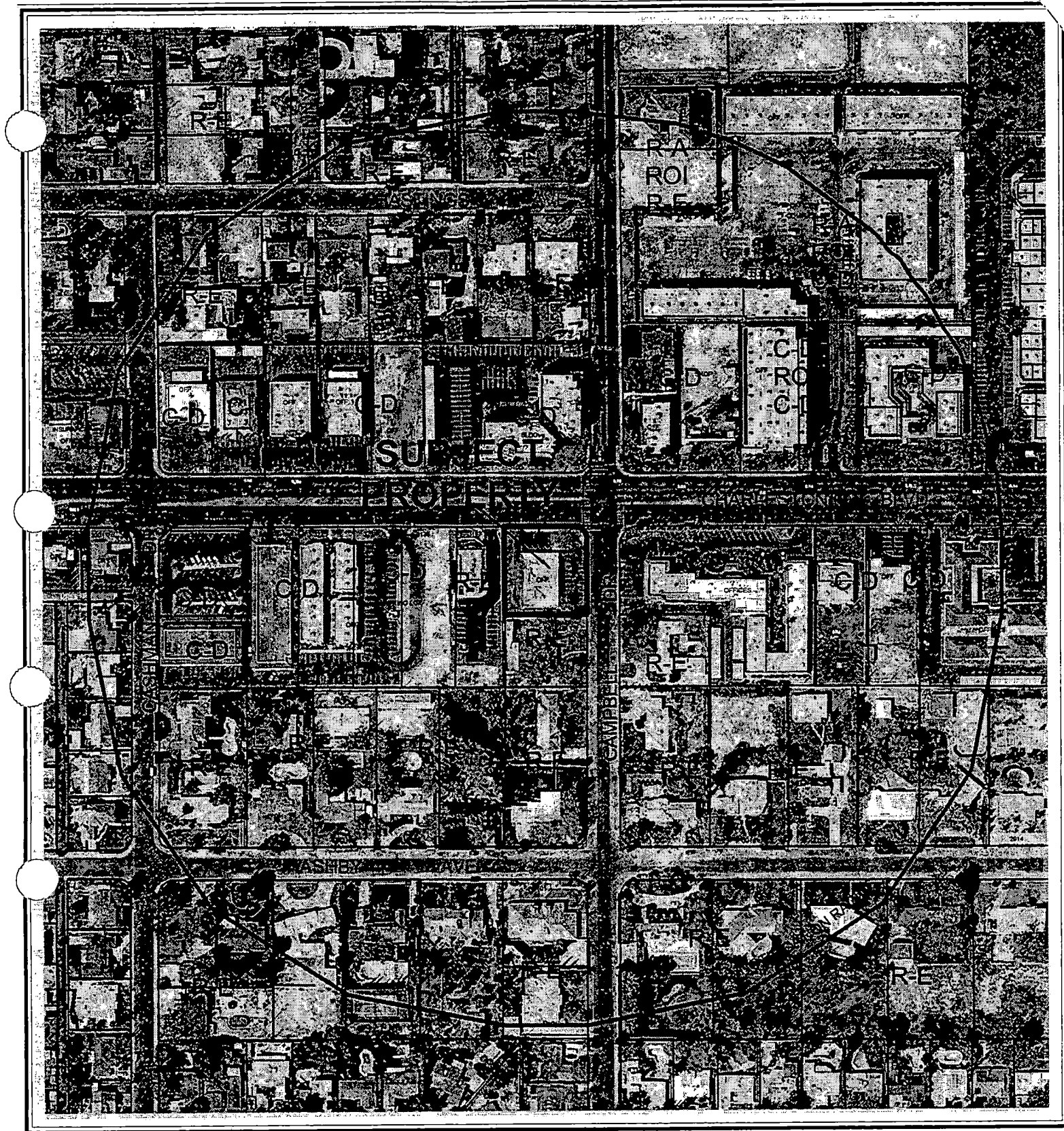


0 100 200 Feet

CASE: SDR-3502

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)





0 100 200 Feet

CASE: SDR-3502

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF
BARBARA ANN HOLLIER TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date-stamped February 18, 2004, except as amended by conditions herein.
3. Conformance to all Minimum Requirements under Title 19.04.040 for a Child Care Center use.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

SDR-3502 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

9. All City Code requirements and design standards of all City departments must be satisfied.
10. Trash enclosures shall be constructed to include screen walls and a roof.
11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

12. Provide a traffic chord easement on the southwest corner on Charleston Boulevard and Campbell Drive. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

SDR-3502 - Conditions Page Three
January 22, 2004 - Planning Commission Meeting

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a site development plan review for the conversion of an existing office to a childcare center at 3101 West Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter states that the project will meet all conditions and requirements.

BACKGROUND INFORMATION

A) Previous Actions

- 03/21/79 The Board of City Commissioners approved a Rezoning (Z-0010-79) from R-E (Residence Estates) to P-R (Professional Office and Parking) on the subject site. The Planning Commission and staff recommended approval.
- 03/22/79 The Board of Zoning Adjustment approved a Variance (V-0010-79) to allow an 18-foot rear yard setback where 50 was required on the subject site.
- 06/19/02 The City Council approved a General Plan Amendment (GPA-0047-01) on the subject site as part of a larger request. The Planning Commission was unable to obtain a supermajority therefore the application was sent forward with a recommendation of denial. Staff recommended approval of the request.

B) Pre-Application Meeting

- 11/19/03 Various design standards were discussed as was access issues concerning Charleston Boulevard. A parking analysis was required as a part of the site plan. It was determined that since the scope of work does not include any additional square footage to the existing building that the project will not be subject to landscaping standards, such as providing 15-foot planters along public rights-of-way.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.54

B) Existing Land Use

Subject Property: Office building
North: Office building
South: Single family dwelling
East: Office building
West: Office building

C) Planned Land Use

Subject Property: O (Office)
North: O (Office)
South: DR (Desert Rural Density Residential)
East: O (Office)
West: O (Office)

D) Existing Zoning

Subject Property: P-R (Professional Office and Parking)
North: C-D (Designed Commercial)
South: R-E (Residence Estates)
East: C-D (Designed Commercial)
West: R-E (Residence Estates) under resolution of intent to O (Office)

E) General Plan Compliance

The O (Office) category of the Southeast General Plan provides for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

SDR-3502 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area	X	
Rancho/Charleston Study Area		
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Study Area - Rancho/Charleston Study Area

The Planning and Development Department performed a land use study on the Rancho/Charleston Area beginning in 2001. The goal of the study was to identify a means of preserving the integrity of the subject neighborhoods through land use planning. The plan recommended that the city begin to promote Charleston Boulevard as an office corridor throughout the Study Area, and allow only very low-density single-family development in the areas that are currently developed at this density. The study resulted in a city initiated General Plan Amendment (GPA-0047-01) to modify land use designations on a large portion of the Southeast Sector Plan. The General Plan Amendment was approved by the City Council on January 10, 2002.

Rural Preservation Neighborhood

Although the subject site is near rural preservation neighborhood parcels, because it is within 330 feet of a right-of-way greater than 99 feet, the rural preservation neighborhood requirements do not apply.

PROJECT DESCRIPTION

An existing, approximately 5,000 square foot building will be converted into a childcare center. The scope of work is limited to interior remodeling, reconfiguration of the parking area and the addition of a play area to the west of the existing structure. Existing landscape planters exist along Charleston Boulevard and Campbell Drive will remain. The childcare center will employ about seven people and will accommodate 97 children and will provide care for infants as well as after school care for older children.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

AL

SDR-3502 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	133 Feet	Y
Min. Setbacks			
• Front	20 Feet	48 Feet	Y
• Side	5 Feet	39 Feet	Y
• Corner	15 Feet	54 Feet	Y
• Rear	15 Feet	13' 8"	Y
		(approved by a previous Variance)	
Max. Lot Coverage	50 %	21 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story	Y
Trash Enclosure	Walled w/a roof	Not indicated	N
Mech. Equipment	Screened	Not indicated	N

The proposed development meets the established development standards for the P-R (Professional Offices and Parking) zone. Any items not indicated on the site plan will be checked during the review of any building permit submittal for compliance with Title 19 requirements.

A2) Residential Adjacency Standards

The existing building was built prior to the residential adjacency standards contained in the current zoning code; therefore they do not apply to the proposal. However, the building is built so as to exceed the side yard setback of the abutting single-family dwelling. Additionally, although the building height is not indicated, because it is one-story it would likely be exempt from the current standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Number	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Child care center	7 staff members 97 children	1 space/ staff member, plus 1 space/ 10 children	17	See below	17	See below
Handicap breakdown			16	1	16	1

SDR-3502 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

The proposal meets the required parking standard.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Space	3 Trees	5 Trees
Buffer:			
• Min. Trees	1 Tree/20 Linear Feet	11 Trees	11 Trees
• Min. Zone Width	15 Feet		5 – 12 Feet
• Wall height	Match height of wall on adjacent residential property		Not indicated

According to Clark County Assessor's Office records, the existing office building was constructed in 1966; prior to the development standards contained in the current zoning code and is considered a legal, non-conforming building. It was determined at the pre-application meeting that because the applicant's scope of work is limited to interior remodeling and the reconfiguration of the parking lot and does not include additional square footage to the existing building, the project will not be subject to the current landscaping standards. Although, the width of the existing planters does not meet current standards, the applicant is providing enhanced landscaping within the planters in accordance with today's standards.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Freestanding Signs:

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total (because lot is <43,000 SF)	1 / Street frontage 0 total
Maximum Area	48 SF.	Not indicated
Maximum Height	12 Feet	Not indicated
Minimum Setback	5 Feet	Not indicated
Illumination	Permitted	Not indicated

Monument Signs:

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	1 / Street frontage 1 total
Maximum Area	75 SF /sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	Not indicated
Illumination	Direct/Internal	Not indicated

Wall Signs:

Standards	Allowed	Provided
Maximum Number	1 / tenant per building elevation 2 total	Not indicated
Maximum Area	50 SF / sign	Not indicated
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External	Not indicated

The site plan shows one existing sign along the Charleston Boulevard frontage, but no dimensions or details are provided. Any additional signage will be subject to Title 19 requirements and will be reviewed by the Planning Department when sign permits are applied for.

B) General Analysis and Discussion

- Zoning

A childcare center is a conditional use in the P-R (Professional Office and Parking) zone. Five standard conditions apply to the proposed business operation.

- Site Plan

The site plan depicts an existing building positioned southerly on the .54-acre lot. Existing landscape planters are located adjacent to Charleston Boulevard and Campbell Drive. Access will be via a one-way entrance from Charleston Boulevard and a two-way entrance/exit onto Campbell Drive. Parking spaces are located along two sides of the building, as well as some existing landscaping. The western portion of the site will be walled in to contain a new play area. Play structures are not indicated on the site plan but will be subject to the standard conditions for this use that include an eight-foot wall and evergreen trees spaces 20 feet on center when play areas are adjacent to residential uses, as is the case with a 30-foot section of the proposed play area.

SDR-3502 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

- **Waivers**

There are no waiver requests associated with this application. It was determined at the pre-application meeting that because the applicant's scope of work does not include additional square footage to the existing building, the project will not be required to provide landscape planters in accordance with current standards.

- **Landscape Plan**

Existing planters exist along Charleston Boulevard and Campbell Drive that range in width from 5 to 12 feet. They will be planted with 24 and 36-inch box trees and shrubs. Plant material includes Crape Myrtle, California Pepper, Glossy Privet and Southern Magnolia trees along with Japanese Boxwood, Lily of the Nile and Fortnight Lilly shrubs.

- **Elevation**

Photos of the existing building show a one-story, brick-faced structure with a mansard roof. The main entrance is oriented towards Campbell Drive.

- **Floor Plan**

The interior will be remodeled to provide activity rooms, storage areas, and bathrooms and work rooms.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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 property has contained a commercial use for over 20 years and is located on Charleston Boulevard, a 100-foot primary arterial. Together with the fact that the proposed use will satisfy the minimum conditions for such use in the P-R (Professional Office and Parking) zone, the proposed development will be compatible with the surrounding area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

With implementation of the proposed conditions of approval and conformance to the standards for this conditional use, the development will be consistent with the general plan and Title 19.

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

Charleston Boulevard, a 100-foot primary arterial, will provide sufficient access for the proposed childcare center.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The proposed landscape materials are typical of other development in city limits. The use of brick-facing and columns on the existing building is visually pleasing.

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 of the site will vary little from its current condition in terms of the relationship of the building to the site. The existing landscape planters will be enhanced with additional landscaping and the parking area will be reconfigured to work more efficiently. The overall site will be compatible with the existing commercial development along Charleston Boulevard.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

SDR-3502 - Staff Report Page Nine
January 22, 2004 - Planning Commission Meeting

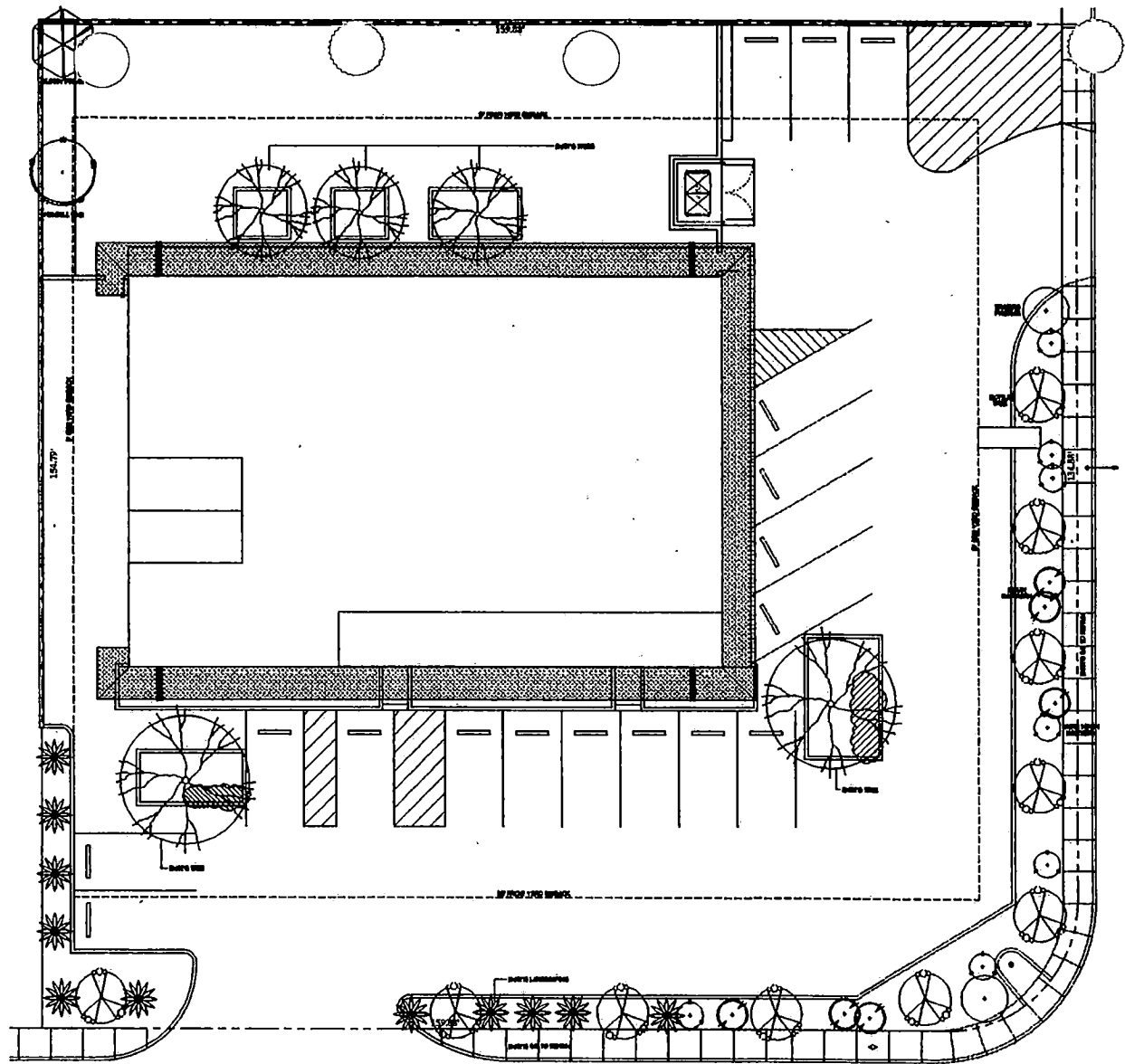
NOTICES MAILED 70

APPROVALS 0

PROTESTS 1

TREE LEGEND			
SYMBOL	PLANT NAME	SIZE	QTY.
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2

SHRUBBERY LEGEND			
SYMBOL	PLANT NAME	SIZE	QTY.
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2
	BRANDY BAY	24" DIA.	2

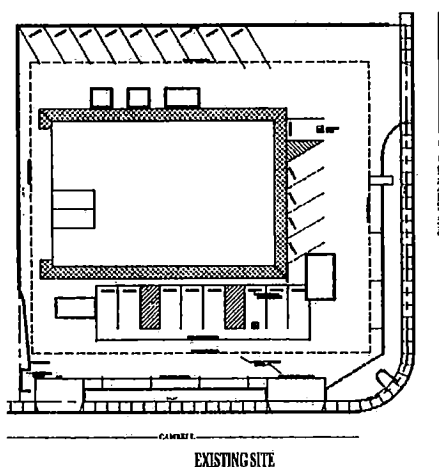
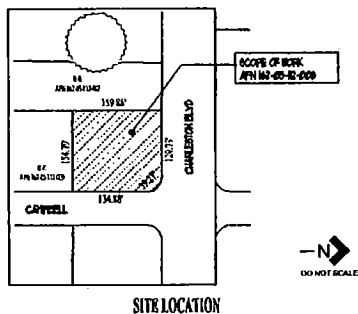


LANDSCAPE PLAN

REVISED
12.31.03

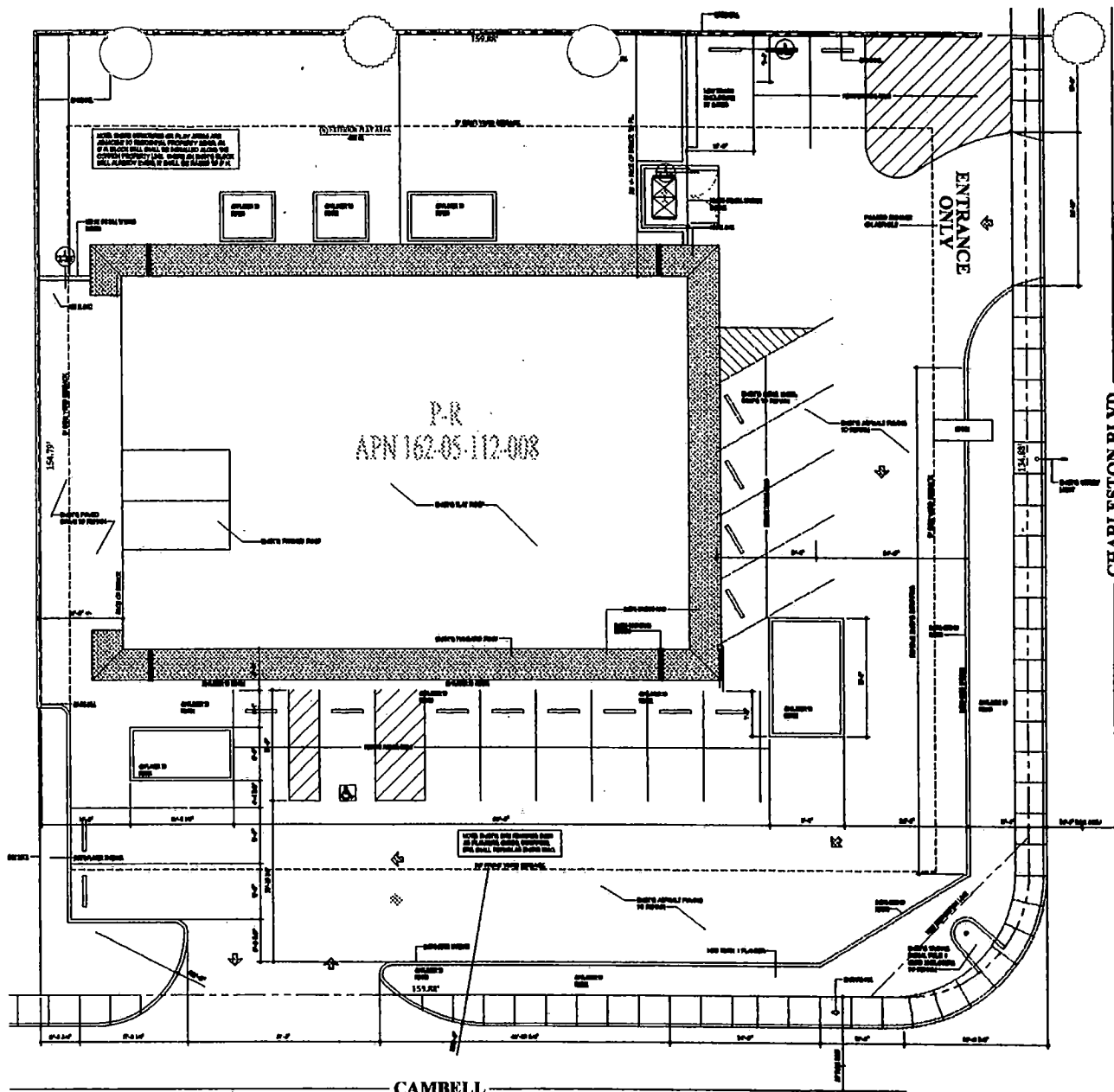
SDR-3502
1-22-04 PC

SITEPLAN KIDS' CARE 3101 W CHARLESTON BLVD LAS VEGAS, NEVADA		PHONE: (702) 504-4230 7750 WEST SAHARA AVENUE SUITE 100, LAS VEGAS, NV 89117
REVISIONS A B C D	DATE: 12/20/03 SHEET NO: A-1.1 OF 1 SHTS	



CODE ANALYSIS

PROJECT NUMBER:	103-05-112-008	ENGINEER NAME:	MONSIEUR BIRD
SITE ADDRESS:	3101 W CHARLESTON BLVD LAS VEGAS, NEVADA	DATE:	12/20/03
JURISDICTION:	CITY OF LAS VEGAS	PROJECT DESCRIPTION:	1 SPACE/STAFF MEMBER < 7 1 SPACE/10 CHILDREN < 10 17 SPACES PROVIDED
ZONING:	CURRENT (CM)	EXISTING BUILDING:	CONCRETE SLAB ON GRADE, 2X WOOD STUDS W/ BRICK FACADE EXTERIOR WALLS, PREMANUFACTURED ROOF TRUSSES.
OCCUPANCY GROUP:	E-3	NOTE: DOOR SWINGS MUST BE IN THE DIRECTION OF EXIT WHERE THE ACCUMULATED OCCUPANCY > 50	
TYPE OF CONSTRUCTION:	V-N		
SPRINKLERS:	YES (AS REQUIRED BY F.D.)		
BASICALLY AVAILABLE AREA:	9,100 S.F.		
ACTUAL AREA:	5,000 S.F.		
SEPARATION:	PROTECTED < 10'		
CHIMNEYS:	NOT PERMITTED < 10'		
OCCUPANCY LOAD (1.35):	9/2 (NOT INCLUDING R.H.)		
EXITS (1-2):	ANY SPACE > 2115 S.F. REQUIRES 2 EXITS OR ANY POINT THAT ACCUMULATES > 50 OCCUPANTS REQUIRES TWO MEANS OF EJECT FROM THAT POINT		
EXIT WIDTH:	82 x 143 = 286' x 36' REQ'D		
DRAFT STORIES:	3,000 S.F. UNIMPAIRED		
FLUENTING:	9,000 S.F. SPRINKLED		
	MALE: 2 WIG 21AUS FEMALE: 2 WIG 21AUS 120' PER 100		



SITEPLAN

REVISED
12.31.03

SDR-3502
1-22-04 PC

SITEPLAN

KIDS' CARE

3101 W CHARLESTON BLVD

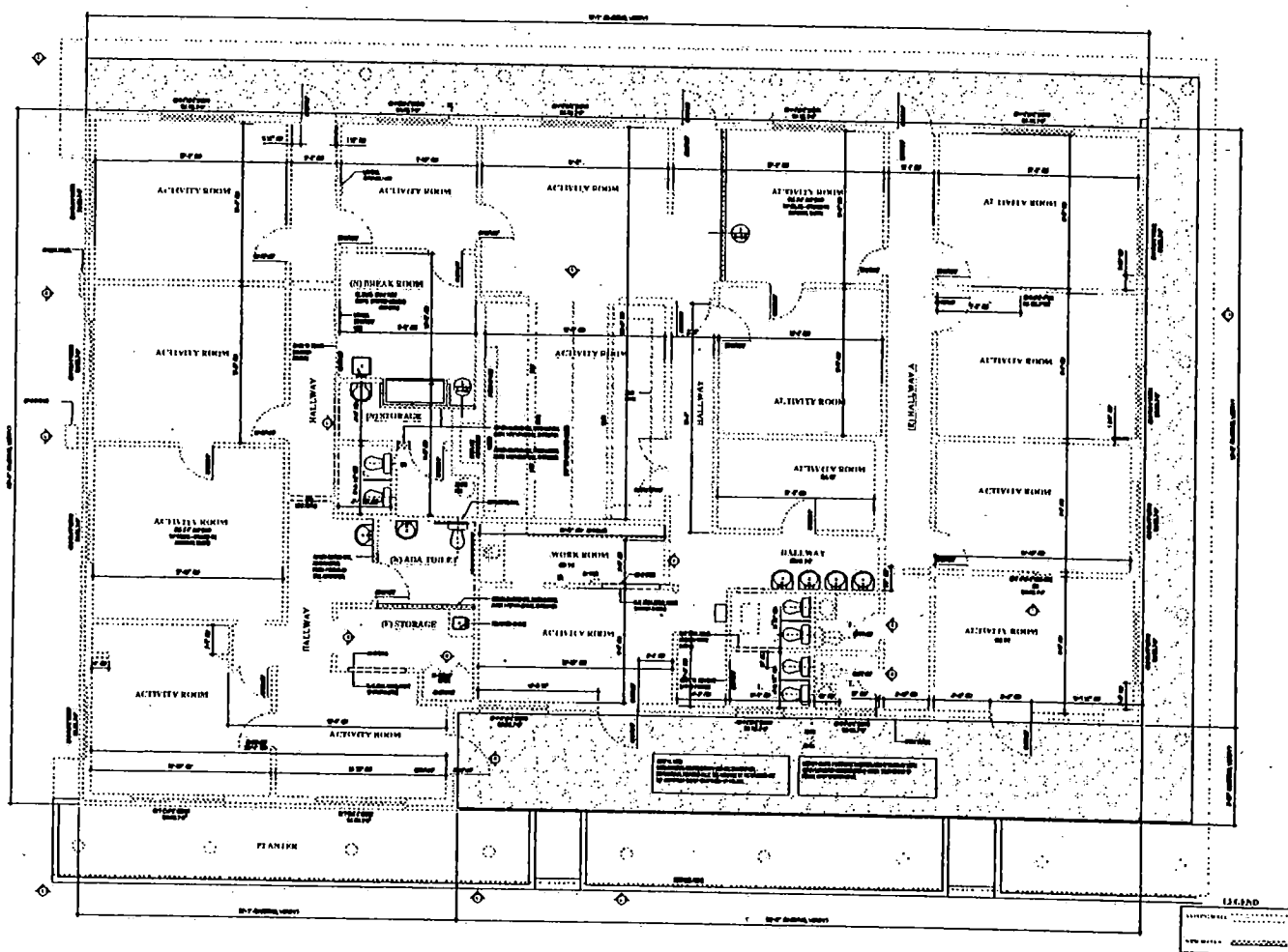
LAS VEGAS, NEVADA

DATE: 12/20/03

SHEET No: **A-1.0**

OF SITES

7750 WEST SAHARA AVENUE, SUITE 102, LAS VEGAS, NV 89117
PHONE: (702) 801-4250



➔ TENANT IMPROVEMENT FLOOR PLAN

STAFF

SDR-3502
1-22-04 PC

FLOOR PLAN	
KIDS' CARE	
3101 W CHARLESTON BLVD	
LAS VEGAS, NEVADA	
REV	DATE
1	12/20/01
A-2.0	



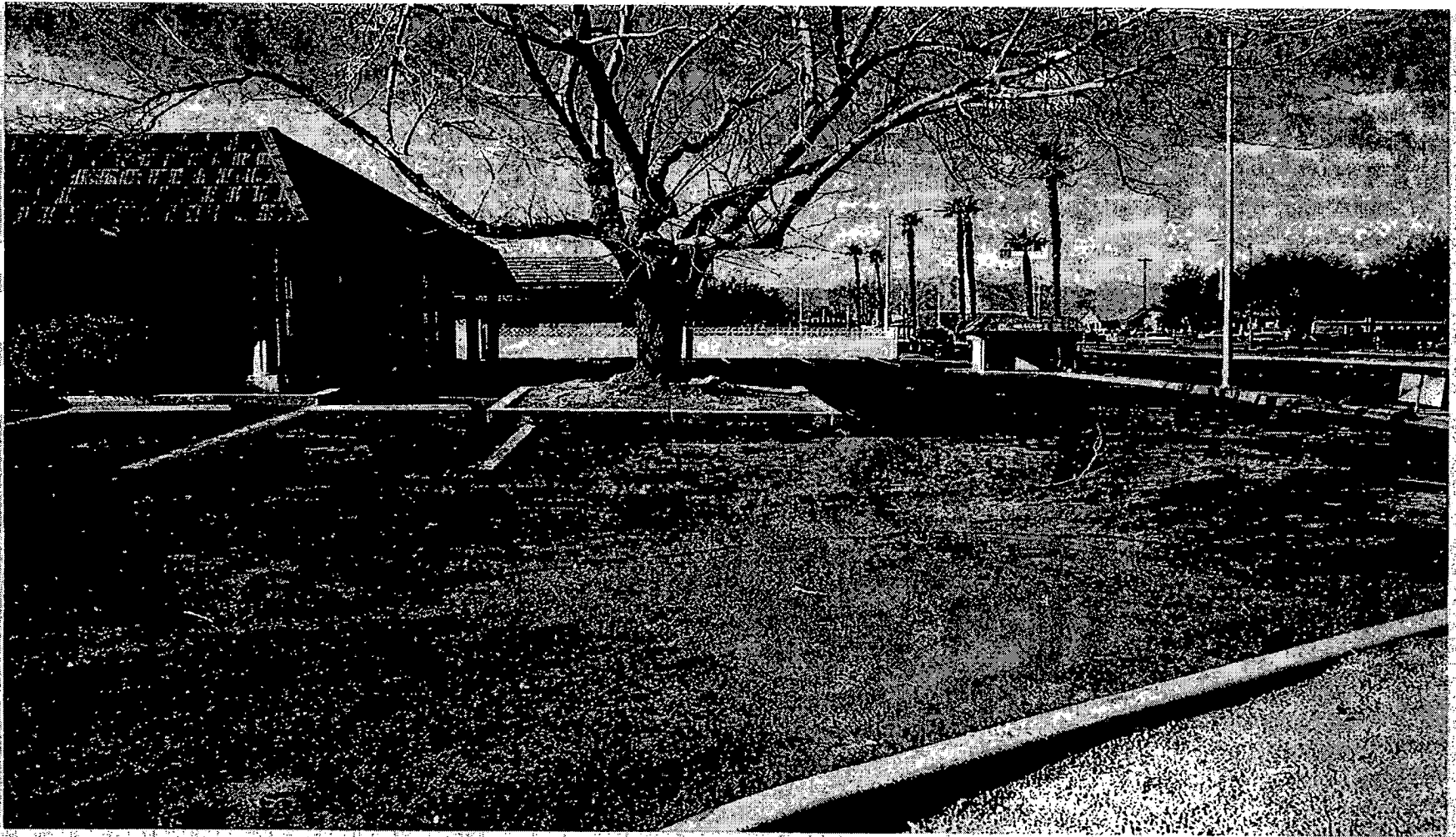
SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST
3701 WEST CHARLESTON BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST
3701 WEST CHARLESTON BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST
3701 WEST CHARLESTON BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST
3701 WEST CHARLESTON BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

JOSEPH M. GEORGE, JR., M.D.



Dr. Joseph M. George, Jr.
1108 Campbell Dr.
Las Vegas, NV 89102-1916

RECEIVED

04 JAN 15 PM 4:15

PLANNING AND
DEVELOPMENT

14 January 2004

Las Vegas Planning Commission
400 Stewart Ave.
Las Vegas, Nevada 89101

Re: SDR-3502

As next door neighbors to 3101 West Charleston Blvd. with entrance driveways on Campbell Drive, we are concerned with the traffic arrangement especially. These entrances are close to the corner of West Charleston and Campbell, and make for dangerous entry and exit. The entry and exit for Temple Square right across the street is close to the corner and already a problem. This street crossing of Charleston is twice daily for children going to Howard Warden School, Our Lady of Las Vegas School and Hyde Park Jr. High School. We have lived at 1108 Campbell Drive for 47 years and hear screeching of brakes many times daily, plus sirens many times daily from Fire Truck ambulances, etc. This is a dangerous corner. Also many vehicles make U-Turns on Campbell in order to go back on West Charleston or go into Temple Square due to traffic blockage at that corner. We consider this as very dangerous as a very busy corner. Please consider this carefully. Kids are involved.

Joseph M. George, Jr.

Norothy O'Donnell George

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED– Motion carried with McSWAIN voting No.

To be heard by City Council on 2/18/2004.

MINUTES:

ADRIENNE LOW, Planning and Development Department, explained that this project began in the County and was subsequently annexed into the City. The church and trailers currently exist on the site. The applicant intends to renovate both the exterior and interior of the trailers to house a childcare center. She noted that single-family dwellings exist to the south; therefore trailers are not considered compatible and staff recommended denial.

MIKE JACKSON, 7550 Constantinople, acknowledged meeting with staff to review the conditions and addressing the issue of the trailers. MR. JACKSON stated that plans include putting a false front on the trailers to make them similar in appearance to the existing structure to the west.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 94 – SDR-3201

MINUTES – Continued:

MR. JACKSON informed that the trailers have been on that site for approximately four years and there have never been any complaints from the adjacent neighbors. He asked for consideration to allow the trailers to remain permanently.

In response to COMMISSIONER McSWAIN'S query, MR. JACKSON confirmed that the elevations submitted are compatible with the existing elevations of the fellowship structure to the west. He estimated it would be completed 15 months after obtaining the necessary permits. He also verified that there are no bond requirements. MR. WALTON concurred. COMMISSIONER McSWAIN asked if the project presently conforms to the requirements of Title 19. Staff replied affirmatively. MS. LOW confirmed that the applicant intends to construct the project in phases.

COMMISSIONER McSWAIN noted that her business is developing a site and utilizing a modular unit that will include architectural and landscaping enhancements, she questioned whether this would be appropriate and if so, why the applicant's project is not specifically since it is a church which is an allowable use. MS. LOW stated that the applicant's development is adjacent to residential and there remains the issue of compatibility. MS. LOW agreed that the proposed elevations will utilize enhanced architectural features and will make the trailers look like a building. MR. CLAPSADDLE interjected that based on the original approval it was agreed that the trailers would be temporary and would be removed. COMMISSIONER McSWAIN challenged that the applicant intends to make a substantial investment to upgrade the property to conform to City standards.

Relative to the bonding issue, CHAIRMAN TRUESDELL questioned whether the Commission has the ability to require a bond for the exterior improvements. CITY ATTORNEY BRYAN SCOTT clarified that most situations requiring a bond pertain to instances where the applicant failed to perform and the City subsequently hires another contractor to do so. He could not recall any instance where it would apply to façade improvements. Addressing the applicant, CHAIRMAN TRUESDELL asked whether he had met with the Building Department relative to making the trailers permanent and additionally if he would be willing to accept of six-month review. MR. JACKSON stated he did meet with the Building Department and would accept a six-month review. As an added thought, CITY ATTORNEY SCOTT noted that there is a risk factor if the applicant makes the required modifications and the application is denied the applicant would still be required to remove the trailers. He suggested either removing the modular structures or requiring the applicant to do the façade without any future review.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 94 – SDR-3201

MINUTES – Continued:

COMMISSIONER GOYNES agreed with CITY ATTORNEY SCOTT and encouraged the applicant to carefully consider those comments.

MR. JACKSON pointed out that several years ago, the Building Department came out to do an inspection and required extra modifications, one of which included adding a handicap ramp. CHAIRMAN TRUESDELL having experienced a similar situation acknowledged that when inspections are performed, the Building Department is quite aware that a trailer is only a temporary structure. He added that in the long run, it would be less costly to construct a traditional permanent structure.

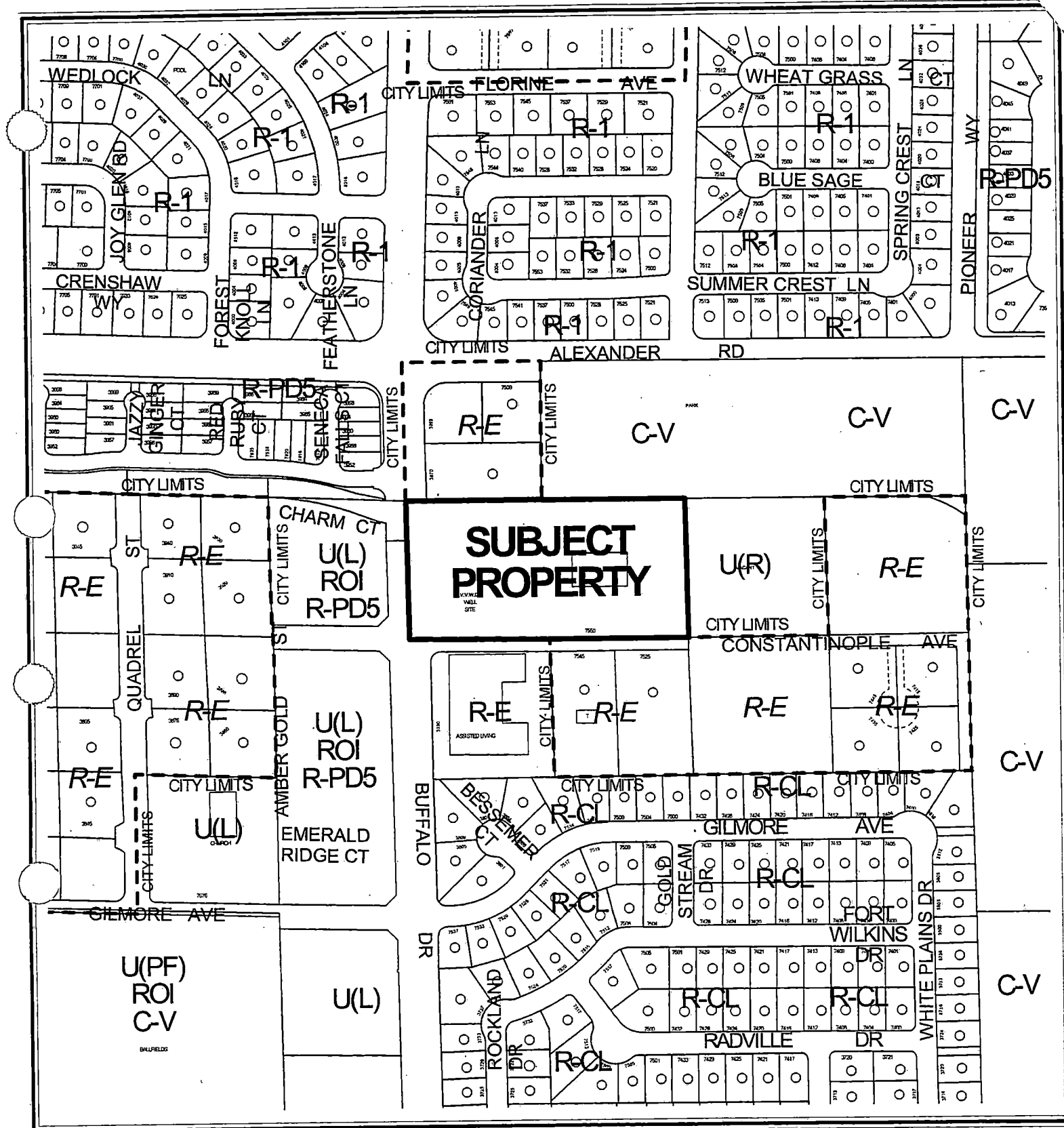
COMMISSIONER DAVENPORT questioned whether the trailers were on a permanent foundation. MR. JACKSON replied that they were on pedestals. COMMISSIONER DAVENPORT agreed with CHAIRMAN TRUESDELL that it would be more advantageous to sell off the trailers and build a permanent structure.

No one appeared in opposition.

There was no further discussion.

(5:37 – 6:00)

1-729

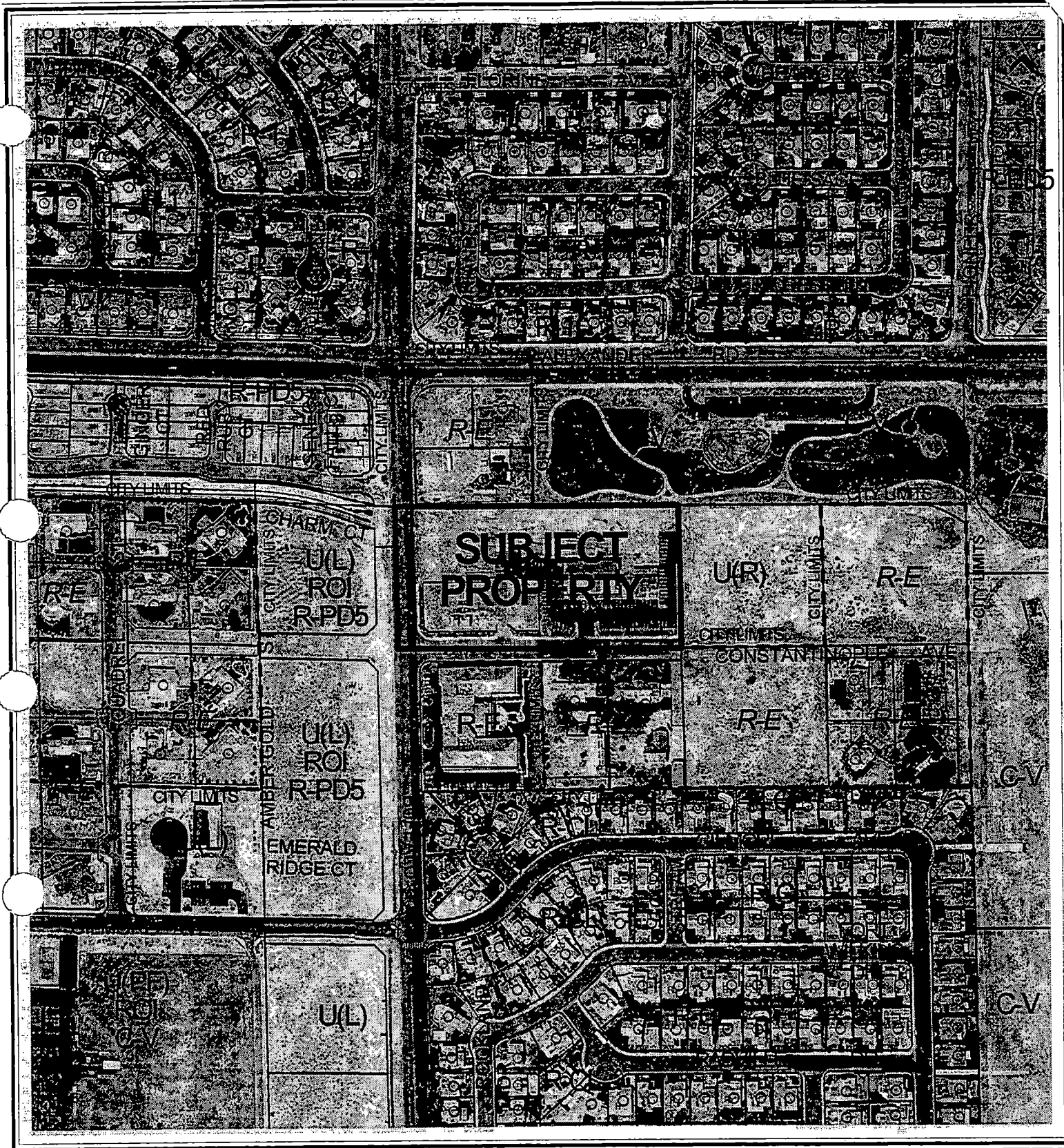


CASE: SDR-3201

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]





CASE: SDR-3201

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE
CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND
MANAGEMENT**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall obtain all appropriate permits from the Department of Building and Safety and shall comply with Building Code requirements.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The applicant shall submit information to the Planning and Development Department related to the operation of the Child Care Facility, including the number of staff members and students. Subsequently, the site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the number of spaces required for both the church and child care use. The applicant shall be required to construct additional parking area to accommodate both uses as the submitted information requires.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

SDR-3201 - Conditions Page Two
January 22, 2004 - Planning Commission Meeting

9. All City Code requirements and design standards of all City departments must be satisfied.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

11. Right-of-way dedications and easements to be granted to the City of Las Vegas shall be required upon property receiving patent from the Bureau of Land Management.
12. Remove all substandard public street improvements and unused driveway cuts along Constantinople Avenue, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

14. 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 the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review to make existing temporary trailers permanent in conjunction with an existing church at 7550 Constantinople Avenue.

B) Applicant's Justification

The applicant's justification letter states that the Tabernacle of Praise Church is in the process of purchasing the existing modular trailers and would like to do some exterior beautification in order to make said structure aesthetically compatible with the new fellowship hall structure that is on-site.

BACKGROUND INFORMATION

A) Previous Actions

- 05/20/99 The Clark County Planning Commission approved a Use Permit (UC-0550-99) to allow a Church on the subject site. The background information from Clark County indicated that the submitted site plan included a fellowship hall, future gymnasium and a future church sanctuary. Additional information provided by the applicant to Clark County as part of the use permit application indicates that a child care facility and multi-purpose facilities were to be included at a future date.
- 01/05/00 The City Council approved an annexation (A-0015-99) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 4, 2000.
- 07/20/00 The City of Las Vegas Department of Building and Safety issued a building permit for new church at 7550 Constantinople Avenue.
- 11/20/03 The Planning Commission voted to abey this item until the December 18, 2003 Planning Commission meeting in an effort to give the applicant an opportunity to work with staff.
- 12/18/03 The Planning Commission voted to abey this item until the January 22, 2004 Planning Commission meeting in an effort to give the applicant additional time to work with staff.

SDR-3201 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

09/25/03 The applicant presented information about the Clark County use permit and explained that the church seeks to make the existing temporary trailers permanent in order to house child care services.

C) Neighborhood Meetings

No neighborhood meeting was required or held with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.2

B) Existing Land Use

Subject Property: Las Vegas Valley Water District Well Site and Church
North: Single Family Dwelling and Park
South: Single Family Dwellings and Senior Apartments
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential) and PF (Public Facilities)
East: R (Rural Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped)
North: Clark County and C-V (Civic)
South: R-E (Residence Estates) and Clark County
East: U (Undeveloped)
West: U (Undeveloped) under Resolution of Intent to R-PD5 (Residential
Planned Development – 5 Units Per Acre)

E) General Plan Compliance

The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. Churches are allowed with approval of a Special Use Permit within the U (Undeveloped) zoning district.

SDR-3201 - Staff Report Page Three
January 22, 2004 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

PROJECT DESCRIPTION

The proposal is to make existing trailers permanent in order to house a child care facility that is ancillary to the church use. The Department of Building and Safety reviews all applications for compliance with building department standards and was unable to locate permits for the existing trailers. A full submittal to the Building Department will be required and is recommended as a condition of approval, to bring the trailers into compliance with the Building Code. Additionally, the Building Department commented that the type of construction must match that of the church.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 Feet	230,229 SF	Y
Min. Lot Width	100 Feet	626 Feet	Y
Min. Setbacks			
• Front	50 Feet	95 Feet	Y
• Side	10 Feet	65 Feet (min.)	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	130 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	25 Feet (trailer)	Y

SDR-3201 - Staff Report Page Four
January 22, 2004 - Planning Commission Meeting

The existing church development and trailers meet the minimum development standards required by Title 19.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- Proximity slope and building setback.
 At a height of 18 feet (mid-point of the roof) the structure must remain at least 54 feet from residential property, which is either developed for sale or designated for such development in the General Plan. The trailers are located 70 feet from the east property line and 96 feet from the south property line, the two nearest borders with residential property.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/House of Worship	9,370 GFA (7,313 SF in gathering room)	1/ 4 fixed seats or 1/100 SF of non-fixed seating area in gathering room, whichever is greater	74	See below	76	See below
Child Care Center	2,730 GFA	1/each staff member, plus one space for each ten children	Insufficient information		See below	See below
Handicap Breakdown					71	5

SDR-3201 - Staff Report Page Five
January 22, 2004 - Planning Commission Meeting

The submitted site plan is contradictory, as the parking analysis states that 76 parking spaces exist when well in excess of 76 spaces are shown on the plan. The site plan does depict the ultimate build-out of the site, however it is unclear as to whether the applicant intends to add parking area. Additionally, Title 19.10.010(E) requires parking to be calculated separately for each different use area in a building or on a site, including any ancillary use. Not enough information was provided to determine the number of spaces needed for the child care use, but because the overall site plan depicts approximately 180 spaces, a condition is recommended that the applicant be required to submit a revised site plan and information related to the operation of the Child Care Facility that clearly depicts the number of spaces required for each individual use.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	19 Trees	3 Trees
Buffer:			
• Min. Trees (along frontage)	1 Trees/20 Linear Feet	17 Trees	8 Trees
• Min. Zone Width (adj. to ROW)	15 Feet		15 Feet
• Min. Zone Width (side & rear)	8 Feet		18 Feet (east)
• Wall height	No minimum		6.5 Feet (east & north)

The submitted site plan is deficient in the quantity of landscape material, specifically the inclusion of 24-inch box trees. The submitted plan depicts the overall build-out of the site; therefore it is somewhat unclear what changes the applicant is proposing to the existing landscaping. At the time of the pre-application meeting, the applicant indicated that additional landscaping would be installed only around the trailers. At the time when the future church structure is developed, additional landscaping may be required in order to meet city standards.

B) General Analysis and Discussion

- Zoning

A church is allowed in the U (Undeveloped) zone with approval of a Special Use Permit. The applicant received a Special Use Permit from Clark County in 1999 before the property was within city limits. Records from the Clark County Use Permit submittal indicate that child care was approved as an ancillary use during the Use Permit process.

SDR-3201 - Staff Report Page Six
January 22, 2004 - Planning Commission Meeting

- Site Plan

The church complex sits on property owned by the Bureau of Land Management that also includes a Las Vegas Valley Water District well site. The site plan depicts an existing 9,370 square foot Fellowship Hall and existing trailers that total 2,730 square feet. Also depicted are a future 6,029 square foot church building, play field and a basketball court. Existing landscaping, and parking is shown. The applicant proposes no change to the current location of the trailers that are approximately 15 feet from an existing structure.

- Waivers

There are no waiver requests associated with this application.

- Landscape Plan

The submitted plan depicts the overall build-out of the site; therefore it is somewhat unclear what changes the applicant is proposing to the existing landscaping. The existing trees appear to exceed the required 20 feet on-center, however at the time the Clark County Use Permit was approved the requirements met county requirements. As this application's scope of work is limited to making temporary trailers permanent, no additional landscaping shall be required. However, at the time when the future church structure is developed, additional landscaping may be required in order to meet city standards.

- Elevation

The elevations depict the trailers to be finished with a 36-inch high stone veneer and stucco. The overall height is 25 feet. Stucco coated wood columns support small porch areas to the front and rear of the trailers.

- Floor Plan

The submitted floor plan for the trailers depict a central area surrounded by individual rooms. Three bathrooms are shown.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 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;"**

SDR-3201 - Staff Report Page Seven
January 22, 2004 - Planning Commission Meeting

The change to permanent status for the existing trailers is not compatible with the surrounding area that includes single-family dwellings.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The existing development is not consistent with the design standards contained in Title 19, as the development was approved when the property was located within Clark County's jurisdiction and was subject to different standards. As the remainder of the site is developed, city of Las Vegas standards will be applied.

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

As the trailers already exist, the change to a permanent status will not negatively impact adjacent roadways or neighborhood traffic.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The building and landscape materials are appropriate for the area, as they are similar to other development in terms of the use of stucco and cultured stone veneer.

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 finishes and landscaping around the trailers is not unsightly or undesirable. However, because the Department of Building and Safety was unable to locate permits for the trailers, it is yet to be determined that the structures may be located on the property on a permanent basis.

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

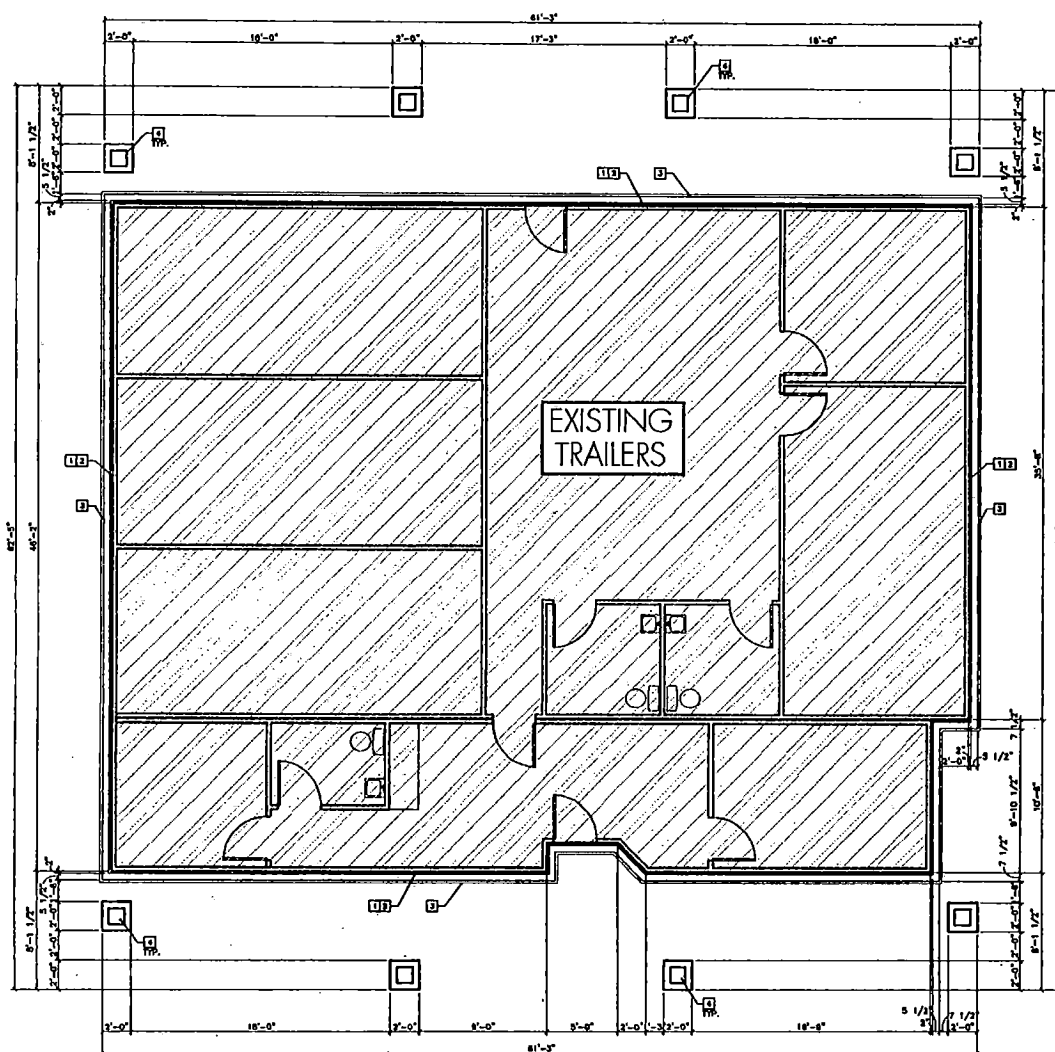
SDR-3201 - Staff Report Page Eight
January 22, 2004 - Planning Commission Meeting

The proposed development will be subject to inspections for permitting, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 TYPICAL EXTERIOR WALL: PAINTED 7/8" STUCCO O/PAPERBACKED METAL LATH O/ SHEATHING (SEE SHEATHING SCHEDULE) O/2X4 WOOD STUDS @ 16" O.C. W/1/2" BATT INSULATION @ LAMBLE BRICES @ 5/8" O/C/SHIM BOARD INTERIOR FINISH (U/L&O) OVER SPECIFICATION SECTIONS 05100, 07200, 08200, & 09250) PROVIDE TWO LAYERS OF GRADE D PAPER UNDER STUCCO APPLIED OVER FLY WOOD SHEATHING @ EXTERIOR STRUCTURE
- 2 REMOVE EXISTING WOOD SIDING PANELS FOR A STUCCO APPLICATIONS SEE KEYNOTE NUMBER 7 FOR STUCCO APPLICATION
- 3 30" HIGH LOW WALL BANSICOAT W/ CULTURED STONE VENEER ATTACH W/ CAP - SEE DETAIL TTT
- 4 PROPOSED STUCCO COVERED WOOD COLUMN BELOW
- 5 TYPICAL EXTERIOR SLAB - SEE SITE PLAN
- 6 SLOPE AWAY FROM BUILDING

PINNACLE ARCHITECTURAL STUDIO, INC.
1000 N. 10th Street, Suite 100, Las Vegas, NV 89101
Phone: 702.251.1000 Fax: 702.251.1001

TABERNACLE OF PRAISE C.O.G.I.C.
Project Name
AT BUFFALO DRIVE AND CONSTRUCTION LAS VEGAS, NEVADA

Revision
SCALE DRAWING NOTE
THIS DRAWING IS THE PROPERTY OF PINNACLE ARCHITECTURAL STUDIO, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE ARCHITECTURAL STUDIO, INC.

A2.1
03/12
SEPTEMBER 2, 2003

STAFF
SDR-3201
1-22-04 PC



3734.35617 SQ. FT. / 300 = 12.51 SQ. FT. REQUIRED VENTILATION
12.51 SQ. FT. / .44 = 1003 SQ. IN.

CABLE VENTING:
USE (2) SCREWED CABLE VENTS
@ 368 SQ. IN. PER VENT = 772 SQ. IN. VENTILATION

ROOF TILE VENTING HIGH:
USE (3) TILE VENTS
@ 8.5 SQ. IN. PER VENT = 255 SQ. IN. VENTILATION

ROOF TILE VENTING LOW:
USE (10) TILE VENTS
@ 8.5 SQ. IN. PER VENT = 850 SQ. IN. VENTILATION

TOTAL: 1851 SQ. IN. NET FREE VENTILATION PROVIDED

PINNACLE ARCHITECTURAL STUDIO, INC.
 JOURNAL & SCENE DESIGN PING YU TO LAI VEGAS
 Restaurant Designer Architect Nevada 89117
 8070 1941 Spring Mountain Road, Suite 302 Las Vegas, NV 89117
 Phone (702) 886-4066 Fax (702) 886-0070

TABERNACLE OF PRAISE C.O.G.I.C.

Project Name

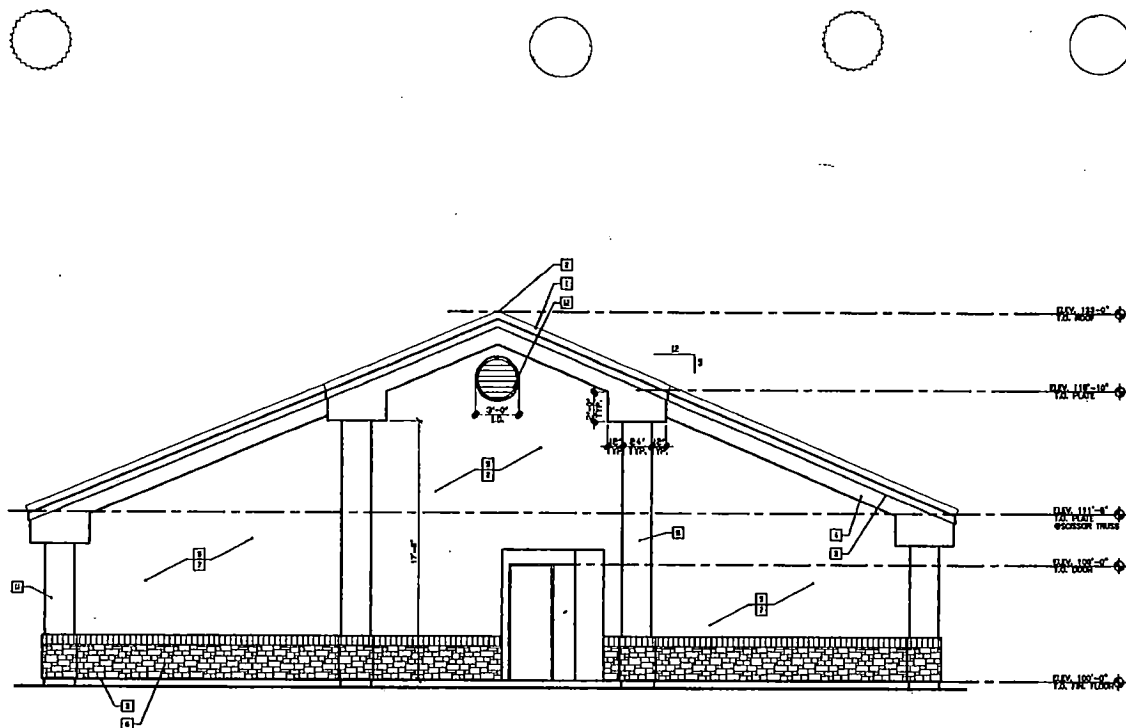
AT BUFFALO DRIVE AND CONSTANCE RD LAS VEGAS, NEVADA

POCE DI ANI

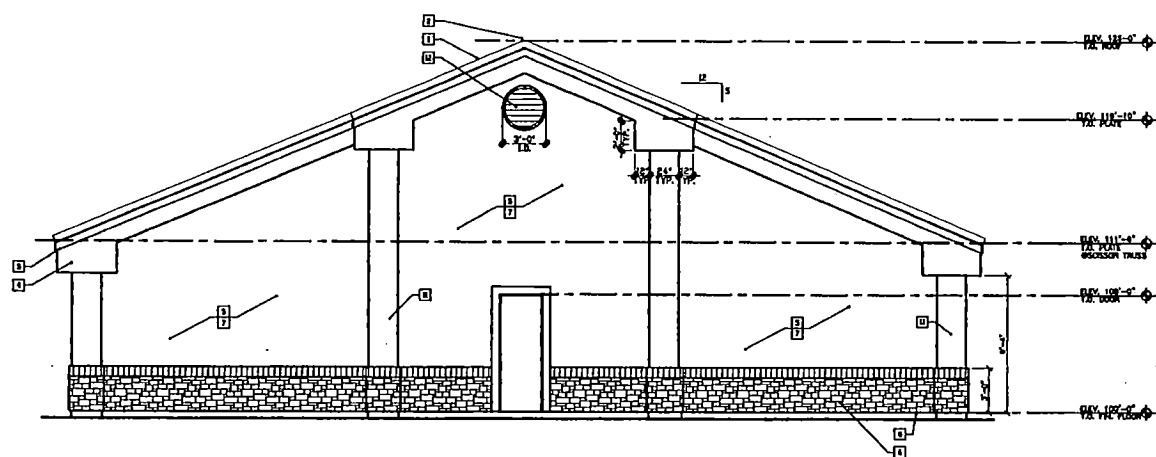
SCALE DRAWING NOTE

A3.1

03112
SEPTEMBER 2, 2011



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 TYPICAL ROOF CONSTRUCTION: CONC. ROOF TILE 6" / 2 LAYERS OF 3/4" FELT 6" PLYWOOD SHEATHING (PROVIDE ALUMINUM MEMBRANE OVER PLYWOOD SHEATHING ON ATTC SIDE) 6" PREMANUFACTURED ROOF TRUSSES OR 24 BATTERS @ 24" O.C. (SEE ROOF FRAMING PLAN) W/16-18 BATT INSULATION @ TOP CHORD OF ROOF TRUSSES OR 24 BATT AND R-38 BATT INSULATION @ BOTTOM CHORD OF ROOF TRUSSES ON 24 CEILING JOIST OVER UNFINISHED SPACES (PER SPECIFICATION SECTIONS 04100, 07100, 07200 & 07300)
- 2 CONC. TILE ROOF CAP, GROUT TO MATCH TILE, SEE DETAIL (PER SPECIFICATION SECTION 07300)
- 3 TILE CLOSURE AND ON" FLASHING BY THE MANUFACTURER, PAINT TO MATCH ROOF TILE (PER SPECIFICATION SECTIONS 07300 AND 07400)
- 4 FASCIA - SEE DETAIL T7/A6.1
- 5 REMOVE EXISTING WOOD SIDING PANELS FOR A STUCCO APPLICATIONS SEE KEYNOTE NUMBER 7 FOR STUCCO APPLICATION
- 6 PROPOSED 34" HIGH LOW WALL BANSICAY W/ CULTURED STONE VENEER ATTACH W/ CAP - SEE DETAIL T77
- 7 TYPICAL EXTERIOR WALL: PAINTED 7/8" STUCCO 6" PAPERBACKED METAL LATH 6" SHEATHING (SEE SHEATHING SCHEDULE 07200) WOOD STUDS @ 16" O.C. W/16-18 BATT INSULATION @ UNFINISHED SPACES @ 6" / 8" GYPHUM BOARD INTERIOR FINISH (U.A.G.) (PER SPECIFICATION SECTIONS 04100, 07200, 07300 & 07350) PROVIDE TWO LAYERS OF GRADE 6 PAPER UNDER STUCCO APPLIED OVER FLY WOOD SHEATHING @ ENTIRE STRUCTURE
- 8 3/4" GA. 0.1 CONT. STUCCO WEEP SCREEN PER USC SECTION 2506.1 (PER SPECIFICATION SECTION 07200). WEEP SCREENS TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAINTED AREAS
- 9 24 GA. 0.1 CONT. STUCCO WEEP SCREEN PER USC SECTION 2506.1 (PER SPECIFICATION SECTION 07200). WEEP SCREENS TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAINTED AREAS
- 10 24 GA. 0.1 CONT. STUCCO WEEP SCREEN PER USC SECTION 2506.1 (PER SPECIFICATION SECTION 07200). WEEP SCREENS TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAINTED AREAS
- 11 PROPOSED STUCCO COVERED WOOD COLUMN
- 12 PROPOSED 3'-0" DIA CIRCULAR GABLE VENT

STAFF
SDR-3201
1-22-04 PC

PINNACLE ARCHITECTURAL STUDIO, INC.

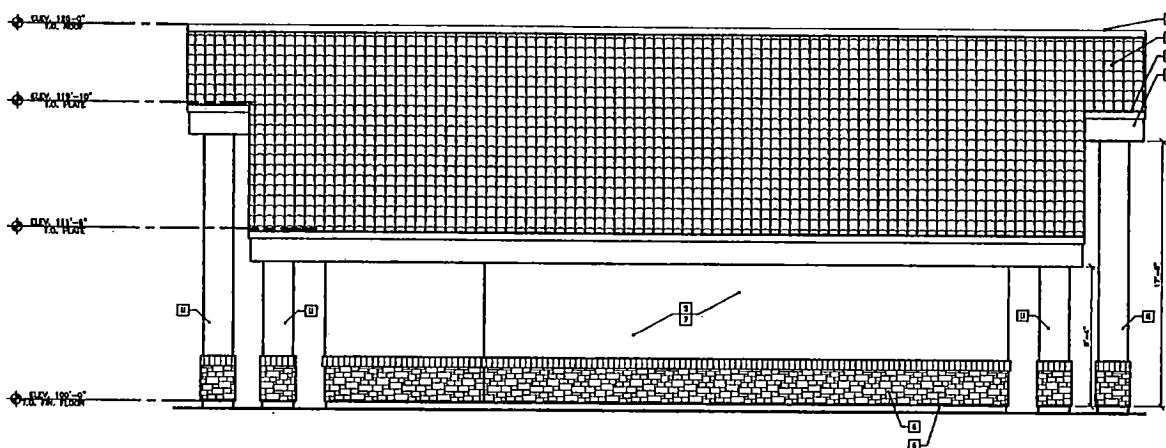
TABERNACLE OF PRAISE C.O.G.I.C.

Project Name

A4.1

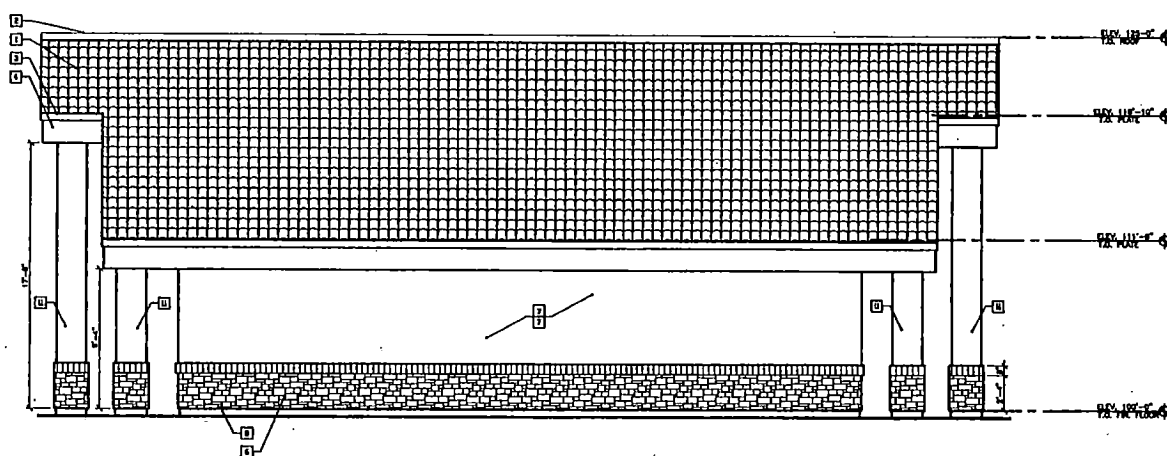
03112

SEPTEMBER 2, 2013



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 TYPICAL ROOF CONSTRUCTION: CONC. ROOF TILE 0/ 2 LAYERS OF 3/8" FELT 0/ PLYWOOD SHEATHING (PROVIDE ALUMINUM MEMBRANE OVER PLYWOOD SHEATHING ON ATTIC SIDE) 0/ PREMANUFACTURED ROOF TRUSSES OR 2X RAFTERS @ 24" O.C. (SEE ROOF FRAMING PLAN) W/ 1/2" BATT INSULATION @ TOP CHORD OF ROOF TRUSSES OR 2X RAFTERS AND 1/2" BATT INSULATION @ BOTTOM CHORD OF ROOF TRUSSES OR 2X RAFTERS JUST OVER LIVABLE SPACES (PER SPECIFICATION SECTIONS 06100, 07100, 07200 & 07300)
- 2 CONC. TILE ROOF CAP, GROOVE TO MATCH TILE, SEE DETAIL (PER SPECIFICATION SECTION 07300)
- 3 TILE CLOSURE AND DWP FLASHING BY TILE MANUFACTURER, PART TO MATCH ROOF TILE (PER SPECIFICATION SECTIONS 07300 AND 07800)
- 4 FASCIA - SEE DETAIL 11/A0.1
- 5 REMOVE EXISTING WOOD SIDING PANELS FOR A STUCCO APPLICATIONS SEE KEYNOTE NUMBER 7 FOR STUCCO APPLICATION
- 6 PROPOSED 36" HIGH LOW WALL WAINSCOT W/ CULTURED STONE VENEER ATTACH W/ CAP - SEE DETAIL 11F
- 7 TYPICAL EXTERIOR WALL: PAINTED 7/8" STUCCO 0/ PAPERBACKED METAL LATH 0/ SHEATHING (SEE SCHEDULES 07200 WOOD STUDS @ 16" O.C. W/ 1/2" BATT INSULATION @ LIVABLE SPACES & 0/8" GYPSUM BOARD INTERIOR FINISH (U.N.O.) (PER SPECIFICATION SECTIONS 06100, 07200, 07300, & 09100) PROVIDE TWO LAYERS OF GRADE 0 PAPER UNDER STUCCO APPLIED OVER PLY WOOD SHEATHING @ EXTERIOR STRUCTURE
- 8 24 GA. R.I. CONT. STUCCO WEEP SCREED PER USC SECTION 2500.5 (PER SPECIFICATION SECTION 09200). WEEP SCREED TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAVED AREAS
- 9 24 GA. R.I. CONT. STUCCO WEEP SCREED TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAVED AREAS
- 10 24 GA. R.I. CONT. STUCCO WEEP SCREED TO BE PLACED MIN. 4" ABOVE EARTH AND 2" ABOVE PAVED AREAS
- 11 PROPOSED STUCCO COVERED WOOD COLUMN
- 12 PROPOSED STUCCO COVERED WOOD COLUMN

PINNACLE ARCHITECTURAL STUDIO, INC.

Principal Architect
Pinnacle Architectural Studio, Inc.
1000 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
Phone: (702) 400-0000 Fax: (702) 400-0000

TABERNACLE OF PRAISE C.O.G.I.C.

Project Name
AT BURROD DRIVE AND CONNORHORE LAS VEGAS, NEVADA
EXTERIOR ELEVATIONS

Scale Drawing Note
This drawing is a scale drawing of the exterior elevations of the building. It is not a construction drawing. It is for informational purposes only. It is not to be used for construction purposes.

A4.2
03112
SEPTEMBER 2, 2003

STAFF
SDR-3201
1-22-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TXT-3679 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.10 and Ordinance 5609 to allow the use "Keeping of Carrier or Racing Pigeons" by means of a Special Use Permit.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED– UNANIMOUS with NIGRO excused

This Item will be forwarded to City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, described the text amendment which would expand the number of districts wherein carrier or racing pigeons may be kept. It will require a special use permit in zoning districts R-1, R-CL, R-2, C-D, C-1, C-2, C-M and M in order to provide an individual public hearing review of each site. At that time any conditions necessary may be imposed to insure compatibility. CHAIRMAN TRUESDELL indicated he would also like some type of evidence that the neighbors support an request. MR. CLAPSADDLE indicated that although it would not be part of the ordinance itself, staff would suggested a neighborhood meeting. Staff has no recommendation for the text amendment. CHAIRMAN TRUESDELL commented that given the number of times the matter has come before the City, it must be a sport rapidly growing in popularity.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 95 – TXT-3679

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(2:51 – 2:53)
7-521

C

C

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-3679 - CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: NO RECOMMENDATION

**** STAFF REPORT ****

APPLICATION REQUEST

Discussion and possible action to amend a portion of Title 19, Chapter 4, Section 10 of the Las Vegas Zoning Code. This amendment would permit the keeping of carrier or racing pigeons in the R-1 (Single Family Residential), R-CL (Single Family Compact Lot), R-2 (Medium Density Residential), C-D (Designed Commercial), C-1 (Limited Commercial) and C-2 (General Commercial), C-M (Commercial Industrial) and M (Industrial) zoning districts with the approval of a Special Use Permit. Currently, the Code only allows these birds to be kept in U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates) and R-D (Single Family Residential Restricted) zoned properties.

BACKGROUND INFORMATION

Previous Actions

06/18/03 The City Council adopted Bill Number 2003-52, which provided a definition of racing or carrier pigeon; established standards prohibiting the keeping of such birds within 200 feet of any dwelling of another person and limited the number of pigeons to 300 with the approval of a Special Use Permit in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates) and R-D (Single Family Residential Restricted) zoning districts.

ANALYSIS

Approval of this text amendment will expand the number of districts where racing or carrier pigeons can be kept. Since the Special Use Permit requires a public hearing before the Planning Commission and City Council, neighborhood concerns can be addressed on a case-by-case basis. In addition to the standards adopted in Bill No. 2003-52, both the Commission and Council will have the opportunity to place specific conditions on each application, thereby ensuring the health, safety and general welfare of the community.

RECOMMENDATION

Other Issues:

TXT-3679 - Staff Report Page Two
January 22, 2004 - Planning Commission Meeting

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

BILL NO. 2004-

ORDINANCE NO. _____

AN ORDINANCE TO INCREASE THE NUMBER OF ZONING DISTRICTS IN WHICH A SPECIAL USE PERMIT MAY BE OBTAINED FOR THE KEEPING OF CARRIER OR RACING PIGEONS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Bradford R. Jerbic, City Attorney

Summary: Increases the number of zoning districts in which a special use permit may be obtained for the keeping of carrier or racing pigeons.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, and Ordinance No. 5609, are hereby amended to allow the use "Keeping of Carrier or Racing Pigeons" in the R-1, R-CL, R-2, C-D, C-1, C-2, C-M and M Zoning Districts by means of Special Use Permit. In order to reflect the amendment, the "Rural & Animal-Related" element of Table 2 is amended to read as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RURAL & ANIMAL RELATED
S	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>						Keeping of Carrier or Racing Pigeons
RURAL & ANIMAL RELATED												
P-R												
N-S												
O												
C-D												
C-1												
C-2												
C-PB												
C-M												
M												
Keeping of Carrier or Racing Pigeons									<u>S</u>	<u>S</u>	<u>S</u>	
											<u>S</u>	<u>S</u>

SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010 is deemed to be a subchapter rather than a section.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the

validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this ____ day of _____,
2004.

APPROVED:

By

OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Date

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

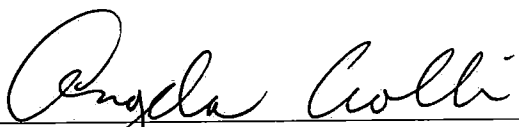
C
TODD FARLOW, 240 North 19th Street, informed the Planning Commission of the recommencement of lectures on sustainable architecture in February. He questioned COMMISSIONER NIGRO's absence. Lastly, he asked the status of the beautiful apartment project proposed for First Street and Bonanza Road. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that there is existing litigation regarding the project and that he could not speak further about the project. It is hoped that the project will eventually be constructed, but the matter is currently pending before the Supreme Court.

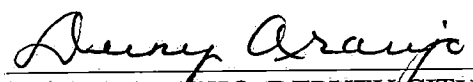
(2:53 – 2:55)

7-590

MEETING ADJOURNED AT 2:55 P.M.

C
Respectfully submitted:


ANGELA CROLLI, DEPUTY CITY CLERK


DEENY ARAUJO, DEPUTY CITY CLERK