

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-13843 - APPLICANT: TABITHA KEETCH - OWNER:
COPPER PALMS HOMEOWNER'S ASSOCIATION

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 12, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE COUNCILMAN.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The applicant shall work with the Department of Fire and Rescue to add additional signage or revise existing signage as required; in order to ensure address displays are adequately identified.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Waiver from Section VI(A) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow an alternate addressing pattern to the standard counter clockwise directional requirement for an existing 248-unit condominium development on 14.81 acres adjacent to the east side of Buffalo Drive, approximately 630 feet north of Washington Avenue.

EXECUTIVE SUMMARY

The applicant is requesting a Waiver from Section VI(A) of the City of Las Vegas Street Naming and Addressing Assignment Regulations. The Waiver, if approved would allow addressing in a clockwise pattern, which is not consistent with the standard counterclockwise requirement. A clockwise addressing pattern poses a life safety issue as it is a deviation from the standard. Therefore, Planning staff and the Department of Fire Safety cannot support the request for the Waiver as indicated.

BACKGROUND INFORMATION

A) *Related Actions*

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|----------|---|
| 12/17/87 | The City Council approved a Reclassification (Z-0094-87) for this property from N-U (Non Urban) to R-CL (Single Family Compact Lot) and R-PD14 (Residential Planned Development 14 Units per Acre) zoning which expired on December 17, 1988. |
| 02/07/88 | The City Council approved an Extension of Time [Z-0094-87(1)] which expired on December 17, 1989. |
| 10/24/89 | The Planning Commission approved a Building Elevation Review [Z-0094-87(2)] for the property. |
| 12/06/89 | The City Council approved an Extension of Time [Z-0094-87(3)] which expired on December 17, 1990. |
| 07/07/93 | The City Council approved an Extension of Time [Z-0094-87(4)] which expired on July 7, 1994 |
| 11/06/91 | The City Council approved an Extension of Time (Z-0160-90) on property located on the south side of Vegas Drive, east of Buffalo Drive, N-U Zone (under Resolution of Intent to R-CL). |

- 05/19/94 The City Council approved a Plot Plan and Building Elevation Review [Z-0094-87(5)] for 98 proposed townhomes on property located on the east side of Buffalo Drive. The Planning Commission and staff recommended approval on 04/28/94.
- 07/20/94 The City Council approved an Extension of Time [Z-0094-87(6)] for proposed townhomes on property located on the southeast corner of Buffalo Drive and Vegas Drive. The Planning Commission and staff recommended approval on 06/23/94.
- 09/08/94 The City Council approved a Plot Plan and Building Elevation Review [Z-0094-87(7)] for 248 apartments on property located on the east side of Buffalo Drive. Staff recommended approval of the subject review.

B) Pre-Application Meeting

A pre-application meeting is not required for this type of application.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was one held.

D) Fire Department Comment

The Fire Department indicates that the existing condominiums should comply with Title 13 regulations.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 14.18

B) Existing Land Use

Subject Property: Condominiums
North: Multi-Family Housing/Single Family Homes
South: Grocery Store
East: Single Family Homes
West: Multi-Family Housing/Office

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential)/ML (Medium Low Density Residential)
South: SC (Service Commercial)
East: ML (Medium Low Density Residential)
West: ML (Medium Low Density Residential)/(Medium Low Attached Density Residential) and O (Office)

D) Existing Zoning

Subject Property: R-PD14 (Residential Planned Development 14 Units per Acre)
 North: R-PD14 (Residential Planned Development 14 Units per Acre) and R-CL (Single Family Compact-Lot)
 South: C-1 (Limited Commercial)
 East: R-CL (Single Family Compact-Lot)
 West: R-CL (Single Family Compact-Lot)/R-PD14 (Residential Planned Development 14 Units per Acre)/O (Office)

E) General Plan Compliance

The subject property is located within the Southwest Sector of the General Plan. The property is designated M (Medium Density Residential) in the General Plan. The property is zoned R-PD14 (Residential Planned Development 14 Units per Acre). The R-PD14 zoning district conforms to this land use classification. The site plan conforms to the requirements of the current land use designation.

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

There are no Special Districts or Zones that affect the subject site.

ANALYSIS

A) General Analysis and Discussion

The final map for Copper Palms Townhouses was recorded on July 10, 1996. The map as recorded is correct and consistent with Section VI (A) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28 of the Municipal Code. The map is recorded in a counter clockwise pattern starting at building number one (1) and continues to building number sixteen (16). The counter clockwise pattern in addressing is used as a safety protocol by the Department of Fire and Safety. The applicant did not use the recorded final map to address their site. Therefore, the recorded final map does not match the current addressing the developer posted on-site. The proposed address waiver will not remedy the current inconsistency, but will create a safety issue due to the change in standard addressing procedures that Fire and Rescue is accustomed to. The Fire Department uses the standard counter clockwise pattern to locate individuals in emergency situations. Therefore, the Department of Fire and Safety and Planning and Development cannot support the proposed amendment to Title 13.28.

Survey has no comment on the proposed re-addressing of the subject condominium development regarding the existing recorded final map. Final maps do not show or create addresses in any case. This is no different than any other subdivision map. Addresses are not valid descriptions of real property; therefore, the recorded final map should not be modified.

FINDINGS

The applicant indicates that the proposed Waiver of Title 13 will allow consistency with the legal address on file to match the physical address. Staff cannot support the subject deviation as it is inconsistent with the standard counter clockwise directional requirement. As noted, in Title 13, the Address Ordinance was adopted to develop a system that insures rapid emergency response. The proposed deviation is in direct conflict to the intent of the Ordinance. Therefore, staff recommends denial of the subject Waiver.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 986 by Planning Department

APPROVALS 0

PROTESTS 0