



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-23104 - APPLICANT/OWNER: WILLIAM LYON HOMES, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Variance (VAR-13853) and Site Development Plan Review (SDR-13852).
3. Street names must be provided in accordance with the Citys Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A Petition of Vacation, such as VAC-13850, and reciprocal vacations located within Clark County shall record prior to the recordation of a Final Map for this site abutting or overlying the area to be vacated.
8. The Final Map for this site shall be labeled as a Merger and Resubdivision.
9. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Brent Lane/Tule Springs Detention Basin project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. The Final Map for this site shall show all Sight Visibility Restriction Zones (SVRZs) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as Privately Maintained.
11. Per Condition of Approval No. 18 of Site Development Plan Review SDR-13852, the gated entrance shall conform to Standard Drawing #222a. In addition, provide a minimum 25-foot ingress radius.
12. Site development to comply with all applicable conditions of approval for ZON-13854, SDR-13852, VAC-13850 and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 49-lot single family residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The proposed tentative map is in conformance with the approved Site Development Plan Review, and is recommended for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
01/21/04	The City Council approved a Petition to Annex (ANX-3103) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres. The Planning Commission and staff recommended approval. The effective date was 01/30/04.
01/04/06	The City Council approved a request for a Rezoning (ZON-9926) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Review (SDR-9927) for an eight-lot single family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial. These approvals were expunged by approval of SDR-13852.
01/12/06	The Planning Commission approved a Tentative Map (TMP-10525) for the proposed eight-lot Horse and Coke Subdivision on 5.93 acres encompassing Assessors Parcel Numbers 125-09-702-001 and 125-09-702-002. Staff recommended approval. No final map based on this tentative map has been recorded on this site. The approval expires 01/12/08.
04/19/06	The City Council approved a Petition to Annex (ANX-11001) property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 16 acres. The Planning Commission and staff recommended approval. The effective date was 04/28/06.
09/07/06	The Planning Commission accepted the applicants request to table the following items: a Rezoning (ZON-13854) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD2 (Residential Planned Development - 2 Units Per Acre); a Variance (VAR-13853) to allow zero open space where 35,293 square feet is the minimum required; and a Site Development Plan Review (SDR-13852) for a proposed 49-lot single family residential planned development on 24.8 acres at the southwest corner of Horse Drive and Coke Street.

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02/07/07	The City Council approved Ordinance No.5891, clarifying and standardizing the provisions governing the expiration and termination of zoning-related applications and approvals. The ordinance specifies, in part, that a public hearing item that is tabled at the request of the applicant shall expire six months after the last announced public hearing date. As the ordinance was adopted after this and related items were tabled, these items are not subject to the six-month expiration.
04/18/07	The City Council approved a Petition of Vacation (VAC-13850) to vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street. This vacation has not yet been recorded.
08/01/07	The City Council approved ZON-13854, VAR-13853 and SDR-13852 as described above. The Planning Commission recommended approval. Staff recommended denial.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with this site.	
Pre-Application Meeting	
06/19/07	The requirements for submittal of a Tentative Map were discussed. As the Rezoning of this property and related entitlements cannot be approved until at least 08/01/07, the map cannot be considered until such time. Rural versus typical standards for Coke Street were discussed, as well as the status of the vacation of public rights-of-way within the project.
Neighborhood Meeting	
A neighborhood meeting is not required for this application. However, one was held 06/11/07 at Cadwallader Middle School, 7775 Elkhorn Road. Eight members of the public attended. Applicants comments included the following: <ul style="list-style-type: none"> • All single story product • Waiting for drainage info from the west Neighbors comments included the following: <ul style="list-style-type: none"> • No curb and gutter on Coke Street • Want landscaping and horse trail along Coke Street • Drainage concerns • No street lights 	

Field Check	
07/16/07	Horse Drive is a dirt road bisecting the site. The entire site is undeveloped and ungraded with desert vegetation. An electrical power line runs along the west side of Coke Street, which is a two-lane street.

Details of Application Request	
Site Area	
Gross Acres	24.8
Net Acres	24.0

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development 2 Units Per Acre)
North	Single Family Residential	RNP (Rural Neighborhood Preservation)	Clark County
South	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development 3 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X*	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* A Multi-use Non-Equestrian Trail is required on the west side of this proposed development (Conough Lane). However, it is wholly within the boundaries of Floyd Lamb Park and not a part of this proposal.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and Site Development Plan Review SDR-13852, the following development standards apply to the subject tentative map:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Max. Number of Lots	49	49	Y
Min. Lot Size	14,581 SF	14,581 SF	Y
Min. Lot Width	97 feet	98 feet	Y

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Min. Setbacks			
• Front	18 feet to garage	18 feet	Y
	15 feet to dwelling	15 feet	Y
• Side	5 feet	5 feet	Y
• Corner	10 feet	10 feet	Y
• Rear	25 feet	25 feet	Y
• Patio Cover	14.5 feet to face of overhang	N/A	N/A
	14 feet to face of post	N/A	N/A
Street Type	Private	Private	Y
Max. Building Height	20 feet	N/A	N/A

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD2 (Residential Planned Development 2 Units Per Acre)	2.49 du/ac	61
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
RNP (Rural Neighborhood Preservation)	2.0 du/ac	49

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
24.8	1.98 du/ac	0.0165	3.26%	35,293 SF	0%	0 SF	Y*

*VAR-13853 to allow no open space as part of the development was approved.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential	49	2 spaces per unit	98	N/A	98	N/A	Y
TOTAL	49		98	N/A	98	N/A	Y

ANALYSIS

•General information

Characteristics of the tentative map conform to the approved Site Development Plan Review for this site (SDR-13852). A Variance (VAR-13853) was approved that allows no open space in the development. The tentative map depicts 49 lots ranging in size from 14,581 square feet to 26,399 square feet. Site circulation is provided by 39-foot wide private streets, except for a 53-foot wide gated entry and a 40-foot wide east-west private street terminating in a 30-foot drainage easement. Perimeter walls are proposed to be a maximum of six feet in height for screen walls and four feet for retaining walls. No retaining is shown on the north and south edges of the subdivision. Perimeter walls comply with Title 19.12 design standards.

•Cross Section

The submitted cross section drawings indicate a natural slope of less than two percent from north to south. In this scenario, Title 19.12 allows a maximum six-foot high perimeter screening wall and a maximum four-foot high perimeter retaining wall. The drawings indicate six-foot screening walls at the edges with no retaining. West to east natural slope is also less than two percent. A six-foot screening wall is shown on the west property line and a six-foot screen wall on top of a maximum four-foot retaining wall is shown at Coke Street. All walls comply with the height requirements of Title 19.12.

•Trails

No required trails are directly adjacent to this development.

•Special Conditions of Approval (from SDR-13852)

1. Site Development Plan Review approval (SDR-9927) is hereby expunged.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/06, except as amended by conditions herein.
3. The standards for this development shall include a minimum lot size of 14,581 square feet and building height shall not exceed one story or 20 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 15 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, 5 feet on the side, 15 feet on the corner side, and 25 feet in the rear. For patio covers in the rear yard, the setback shall be 14.5 feet to the face of the overhang and 14 feet to the post.
5. Rezoning (ZON-9926) is hereby expunged.
6. The pedestrian access to Floyd Lamb Park at Tule Springs as shown on the submitted plans date-stamped 5/26/07 shall be permanently maintained.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0