



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 8, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-27023 - TENTATIVE MAP - SPINNAKER HOMES AT THE ORCHARDS - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC

**** 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 Site Development Plan Review (SDR-27226).
3. Prior to submittal for review of Civil Improvement plans, a revised Tentative Map depicting the Multi Use Transportation Trail, landscaping and amenities shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the Citys Street Naming Regulations.
5. 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.
6. 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 the conditions set forth herein 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.

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

Public Works

8. Construct the full width median island on Grand Teton Drive concurrent with development of this site to a design acceptable to the Traffic Engineering Section of the Department of Public Works. The median shall be landscaped and privately maintained by the HOA per City of Las Vegas standards.
9. Meet with the Traffic Engineering Section of the Department of Public Works for assessment of traffic signal impact fees. Such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site, unless documentation of payment for traffic signal impact fees to Clark County Public Works is provided.
10. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on the civil improvement plans, not on the Final Map, and shall 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. Site development to comply with all applicable conditions of approval for SDR-27226 and all other site related actions.
12. 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 subdivisionrelated construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 100-lot single family residential subdivision on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way. This property was annexed from Clark County in January 2008. One entrance to the subdivision is located on the south side of Whispering Sands Drive. To the north, along Grand Teton Drive a 20-foot wide Multi-Use Transportation Trail is required. Due to drainage issues an additional 15- foot wide drainage easement is between the back of the subdivision and the trail. Within the five foot landscape areas of the trail decorative concrete tree and shrub grates or large rip-rap is required to mitigate storm water damage to trees and shrubs. Overall the Tentative Map is in conformance with city code and staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/05	The Clark County Board of Commissioners approved a zone change to establish R-E zoning and a Use Permit for a maximum 100 lot single family development on the subject site. The site plan associated with this request indicated the entrance to the subdivision was located on Tenaya Way.
Effective Date 01/25/08	The City Council approved a Petition to Annex (ANX-19110) property located at the southwest corner of Tenaya Way and Grand Teton Drive, containing approximately 36.57 acres. The Planning Commission and staff recommended approval.
04/10/08	The Planning Commission approved a Request for a Site Development Plan Review (SDR-27226) for a 100-lot single family residential development with access on Whispering Sands drive on 40.16 gross acres on the southwest corner of Grand Teton Drive and Tenaya Way.
<i>Related Building Permits/Business Licenses</i>	
N/A	None. Recent (2008) annexation from Clark County.
<i>Pre-Application Meeting</i>	
12/27/07	At the time of the pre-application meeting the property was pending annexation by the city (the Annexation became effective 01/25/08). The applicant was preparing to submit a Tentative Map for a 100-lot single family subdivision once annexation became effective. Applicant was advised of submittal requirements. A review of the map revealed the entrance had been relocated from Tenaya Way to Whispering Sands Drive. The change to the entrance prompted the need for a Site Development Plan Review by the City.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application nor was one held.	

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Field Check	
03/03/08	A site visit revealed the site is undeveloped and has been rough graded.

Details of Application Request			
Site Area			
Gross Acres	40.16		
Net Acres	36.57		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR(Desert Rural Density Residential)	U(DR) Undeveloped [Desert Rural (General Plan Designation)] under a Resolution of Intent to R-PD2 (Residential Planned Development 2 Units Per Acre)
North	Grand Teton Drive/Clark County/Undeveloped and Residential Equestrian Property	Clark County PCD (Planned Community Development)	R-E (Rural Estates) with a Resolution of Intent to C-1 (Commercial) and parcels with R-E designation only Clark County Designation)
South	Whispering Sands Drive/Single Family Residential	D-R(Desert Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)
East	Clark County/Gilcrease Orchard	R-E (Rural Estates)-Clark County Designation	R-A(Residential Agricultural District) Clark County Designation)
West	High School	PF(Public Facility)	C-V(Civic)

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

*A 20 foot wide Multi-Use Transportation Trail is located on north side of site, along Grand Teton Drive.

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<i>Open Space R-PD only</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>	
40.16	2.49	1.65	4%	71,873	5%	94,127	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Grand Teton Drive	20 Foot Wide Transportation Trail (10 foot wide sidewalk and five landscape planter areas on either side of sidewalk)	20 Foot Wide Transportation Trail (10 foot wide sidewalk and five landscape planter areas on either side of sidewalk)	Y

ANALYSIS

The proposed project will consist of a 100-lot single-family subdivision. The lots sizes range from 9,375 square feet to 16,224 square feet in area. The subdivision will be accessed from a main entry located along Whispering Sands Drive. Open space for the proposed development meets Title 19.06 requirement of 71,873 square feet. Indicated on the submitted site plan is additional square footage which will provide an overall total of 85,936 square feet (reduced from 94,127 square feet shown on SDR-27226) of common usable open space.

FINDINGS

•General information

The submitted Tentative Map depicts the proposed 100-lot single-family residential subdivision on 36.57 acres adjacent to the west side of Tenaya, between Grand Teton Drive and Whispering Sands Drive. Grand Teton Drive is a parkway arterial (120 feet wide) as indicated on the Master Plan of Streets and Highways. Access to the site is from Whispering Sands Drive, a 60-foot collector. Thirty-seven foot private drives provide internal circulation and access to individual lots within the site.

Along Tenaya Way and Whispering Sands Drive six-foot wide perimeter landscape planter areas will abut six-foot tall decorative perimeter walls. A five-foot wide sidewalk is shown between the planter area and the street.

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The 20-foot multi-use transportation trail is depicted on the south side of Grand Teton Drive. An additional 15 feet will be provided for a drainage easement between the perimeter block wall and the trail area creating a wide buffer area between Grand Teton Drive and the homes on the north side of the subdivision.

•Cross Section

The submitted cross sections depict maximum natural grades between zero percent and two percent across the site. Wall standards in Title 19.12.075 allows for a development with a natural slope of two percent or less, where a retaining wall is required, a maximum four-foot retaining wall is allowed. Perimeter retaining wall heights vary to a maximum of 3.5 feet, topped by a six-foot screen wall.

•Trails

As indicated in the Las Vegas Master Plan Transportation Trails Element and shown as a detail on the submitted map, a 20-foot wide Multi-Use Transportation Trail is to be installed on the north side of the parcel along Grand Teton Drive. The trail will be of a Portland cement concrete surface 10-feet wide, midway between two irrigated landscaped corridors. The Tentative Map indicates trees and shrubs will be protected by from the effects of storm water drainage by decorative grated tree wells or rip-rap. The Landscaped corridors will provide separation and shade with trees spaced 20 feet on-center. Shrubs, vines and groundcovers along with occasional benches and trash receptacles shall be incorporated into the landscape plan within the five foot planter areas on either side of the trail.

An additional landscape plan was submitted on April 28th, indicating interior and perimeter landscaping. The plan does not provide dimensions of the multi-use transportation trail, adjacent planter areas, nor the spacing of plant material. Trees are shown on only one side of the transportation trail. Trees, shrubs, vines and landscape amenities are required within the five foot planter areas on either side of the multi-use trail. The types of trees and planting size is not provided on the plan. A condition has been added requiring a revised landscape plan must be approved by the Planning and Development Department prior to Civil Plan submittal.

Public Works notes that the trail cross section along Grand Teton Drive is showing decorative concrete with grated tree wells 20 feet on center to provide erosion protection in the landscape areas. If the Planning and Development Department requires a more standard landscape material, Public Works believes this can be accomplished, pending drainage study approval, and suggests the applicant meet with Public Works prior to the submittal of civil improvement plans.

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•Special Conditions of Approval (from SDR-27226)

The setbacks for this development shall be a minimum of 10 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, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0