

AGENDA MEMO**PLANNING COMMISSION MEETING DATE: JUNE 26, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: WVR-26389 - WAIVER - APPLICANT/OWNER: WOLF CREEK HOME OWNERS ASSOCIATION**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-26823) and Vacation (VAC-26418) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Prior to the recordation of a vacation for the public streets with the Jones Horse at Iron Mountain Ranch residential subdivision, such as VAC-26418, submit a plan for the termination of Canyon Ranch Street acceptable to the City Engineer. Such plan shall address curb, gutter, sidewalk and radius requirements.
4. Install a crash gate at the termination of Canyon Ranch Street acceptable to the Fire Protection Division.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver of Title 18.12.130 to allow Canyon Ranch Street to terminate in a dead end street where a cul-de-sac is required generally located between Amber Station Avenue and Delonee Skies Avenue. Canyon Ranch Street currently provides vehicular access between the Jones Horse at Iron Mountain Ranch subdivision and the Iron Mountain Ranch Village 11 Unit 2 subdivision. The applicant has submitted a Vacation (VAC-26418) to vacate the streets within the Jones Horse at Iron Mountain Ranch subdivision as well as a Special Use Permit (SUP-26823) for Private Streets as companion items to this request. As there are no single family homes which front on the street proposed to be vacated and placing a cul-de-sac within the existing Canyon Ranch Avenue alignment would be prohibitive, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/20/02	The City Council approved an Annexation [A-1-99(A)] for property generally located at the southeast corner of Brent Lane and Jones Boulevard, containing approximately 17.5 acres of land. The Planning Commission and staff recommended approval of this request.
03/06/02	The City Council approved a General Plan Amendment (GPA-0052-01) to amend a portion of the Centennial Hills Sector Plan from DR (Desert Rural Density) to R (Rural Density Residential), a Major Modification [Z-0016-98(22)] to the Iron Mountain Ranch Master Development Plan to add approximately 20 acres, a Rezoning (Z-0094-01) from U (Undeveloped) Zone [DR (Desert Rural Density) General Plan Designation] to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone and a Site Development Plan Review [Z-0094-01(1)] for a 70-lot single family residential subdivision adjacent to the southeast corner of Brent Lane and Jones Boulevard. The Planning Commission and staff recommended approval of these requests.
04/25/02	The Planning Commission approved a Tentative Map (TM-0021-02) for 60 lots on 20 acres located adjacent to the southeast corner of Brent Lane and Jones Boulevard. Staff recommended approval of this request.

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06/05/02	The City Council approved a Vacation (VAC-0027-02) to vacate portions of Brent Lane, Duneville Street, Guy Avenue and Jones Boulevard, generally located at the southeast corner Jones Boulevard and Brent Lane. The Planning Commission and staff recommended approval of this request.
04/03/03	The Planning and Development Department administratively approved a Final Map (FMP-1920) for a single family subdivision located on the southeast corner of Jones Blvd and Brent Lane. The Final Map recorded 11/06/03.

<i>Related Building Permits/Business Licenses</i>	
10/07/03	A building permit (#03021344) was issued for rough grading at 8522 North Jones Boulevard. The permit received final approval on 08/20/04.
05/03/04	A building permit (#04010548) was issued for block and retaining walls at 8522 North Jones Boulevard. The permit received final approval on 08/20/04.
07/12/04	A building permit (#04017439) was issued for engineered block and retaining walls at 8522 North Jones Boulevard for subdivision lots 20 through 26. The permit received final approval on 08/20/04.
<i>Pre-Application Meeting</i>	
12/26/07	A pre-application meeting was held in which elements of the submittal process for a Waiver, Vacation and a Special Use Permit were discussed.
<i>Neighborhood Meeting</i>	
08/30/07	The existing homeowners association held a final meeting with residents of the subject subdivision to discuss privatization of neighborhood streets. The attendees at the homeowners association meeting voted for and approved a decision to privatize the streets of the Jones Horse at Iron Mountain Ranch subdivision.

<i>Field Check</i>	
03/04/08	A field check was performed by staff at the subject site. The subdivision was noted as being fully developed, with newer style housing and fully improved streets, curbs and gutters. Two entrances were noted into the existing 59-home subdivision, one to the west at Jones Boulevard and Chestnut Run Avenue, and one to the north at Canyon Ranch Street and Delonee Skies Avenue. Multiple trees were noted as dead or missing from the Canyon Ranch Street entryway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	19.83 Acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
South	Vacant Land	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development 3 Units Per Acre)
East	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
West	Vacant Land	RE (Rural Estates Clark County)	R-E (Rural Estates Residential Clark County)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Iron Mountain Ranch	X		Y*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y***

* The subject subdivision is located within the Iron Mountain Ranch Residential planned Development Master Plan. The existing subdivision and proposed Private Street use is in conformance with this plan.

** The subject subdivision is within a Residential Planned Development District. The development standards for this district were established in Site Development Plan Review [Z-0094-01(1)] in which this subdivision is in conformance with.

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*** The subject subdivision is located within 100 feet of unincorporated Clark County. This meets the criteria of a Project of Significant Impact which must be submitted if a Special Use Permit application is made concerning property within 500 feet of the City Boundary with Clark County or North Las Vegas. A Project of Significant Impact has been filed and sent out the appropriate agencies.

DEVELOPMENT STANDARDS

Waivers		
Request	Requirement	Staff Recommendation
To allow an existing street to terminate without the required cul-de-sac	A cul-de-sac of sufficient radius for emergency vehicle and other large vehicle access	Approval

ANALYSIS

This is a request for a Waiver of Title 18.12.130 to allow Canyon Ranch Street to terminate in a dead end street where a cul-de-sac is required generally located between Amber Station Avenue and Delonee Skies Avenue. Canyon Ranch Street currently provides vehicular access between the Jones Horse at Iron Mountain Ranch subdivision and the Iron Mountain Ranch Village 11 Unit 2 subdivision. The segment of Canyon Ranch Street between Amber Station Avenue and Delonee Skies Avenue does not contain any driveways, curb cuts nor does it provide any sort of direct access to private property.

The applicant has submitted a request to Vacate the streets which currently serve the Jones Horse at Iron Mountain Ranch subdivision, which includes Amber Station Avenue, Soaring High Street, Glenmere Avenue, Dakota Trace Court, and portions of Chestnut Run Avenue and Canyon Ranch Street. Chestnut Run Avenue provides direct access from the subject subdivision to Jones Boulevard while Canyon Ranch Avenue serves as a local street. The applicant is proposing to provide an entry gate at the Jones Boulevard and Chestnut Run Avenue entrance, and place an approved barrier at the neighborhood access at Canyon Ranch Avenue. Due to the limited amount of existing land, placing a cul-de-sac within the existing Canyon Ranch Street would be prohibitive; therefore staff recommends approval of this request.

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Title 18.12.130 Cul-de-sacs

Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

Staff finds that proposed dead end street where a cul-de-sac is required is an acceptable termination of Canyon Ranch Street as there are no homes or properties which front on the subject section of street; therefore staff recommends approval of this request.

FINDINGS

The applicant has presented a unique circumstance in that an existing single family subdivision is reverting the street ownership from public to private ownership. This includes gating of the existing subdivision and creating one point of ingress and egress onto Jones Boulevard from Chestnut Run Avenue. As Canyon Ranch Street is already existing and fully improved with established development on both perimeters of the roadway, installing the required cul-de-sac would be prohibitive. In view of this hardship imposed by the sites physical characteristic, it is concluded that the applicants hardship is valid, and staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 233

APPROVALS 4

PROTESTS 1