



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 28, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-28938 - TENTATIVE MAP - DECATUR/SMOKE RANCH -
APPLICANT/OWNER: SMOKE RANCH INVESTMENTS, LP

**** 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. Prior to submittal for review of Civil Improvement plans, a revised Tentative Map depicting any changes based upon development approvals shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.
3. Revised perimeter wall elevations shall be submitted to and approved by the Planning and Development Department prior to submittal of Civil Improvement Plans to reflect any changes based upon future development plans, pursuant to LVMC Title 19.12.075.
4. Street names must be provided in accordance with City of Las Vegas street naming regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate all additional rightofway required by Uniform Standard Drawing #201.1 for the taper portion of an exclusive right turn lane on Decatur Boulevard adjacent to this site.
7. Construct all incomplete half-street improvements on Decatur Boulevard and Smoke Ranch Road adjacent to this site concurrent with development of this site. 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 public improvements adjacent to this site damaged during construction shall be repaired at the applicants expense.

August 28, 2008 - Planning Commission Meeting

8. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
9. All landscaping and private improvements installed with this project 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.
10. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this Commercial Subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this Commercial Subdivision.
11. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
12. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
13. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map, 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.

TMP-28938 - Conditions Page Three
August 28, 2008 - Planning Commission Meeting

14. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a one-lot commercial subdivision on 5.34 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard. This applicant is proposing a one-lot commercial subdivision without an approved Site Development Plan Review for the subject site. Per Title 19.18 requirements application for a Site Development Plan Review will be required before any development may occur on this property.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled a request for a Rezoning (ZON-5669) from R-1 (Single Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single Family Residential) to R-PD8 (Residential Planned Development - 8 Units per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
03/07/07	The City Council approved the following applications for the subject site: a request to amend the General Plan designation from ML (Medium Low Density Residential) to MLA (Medium Low Attached Density Residential) (GPA-16511); a request for a Rezoning from R-1 (Single Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre) to R-PD12 (Residential Planned Development - 12 Units per Acre) (ZON-16519); a request for a Site Development Plan Review for a proposed 77-lot single family residential subdivision (SDR-16522); and a request for a Variance to allow 25,158 square feet of open space where 54,450 square feet is the minimum required. (VAR-16525). The Planning Commission and staff recommended denial of these applications.
04/18/07	The City Council approved a request for a Tentative Map for a 65-lot single-family residential subdivision on the subject site. The Planning Commission recommended denial and staff recommended approval

TMP-28938 - Staff Report Page Two
August 28, 2008 - Planning Commission Meeting

02/20/08	The City Council approved a request for an Amendment to the General Plan (GPA-25969) to Amend a portion of the Southwest Sector Plan of the General Plan from MLA (Medium Low Attached Density Residential) to GC (General Commercial). The Planning Commission recommended approval and staff recommended denial.
04/16/08	The City Council approved a request for a Rezoning (ZON-25970) from R-1 (Single Family Residential) under Resolution of Intent to R-PD10 (Residential Planned Development 10 Units per Acre) to C-2 (General Commercial). The Planning Commission recommended approval and staff recommended denial.

<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits issued for this site.	
<i>Pre-Application Meeting</i>	
07/01/08	The requirements for a Tentative Map application were discussed with the applicant.
<i>Neighborhood Meeting</i>	
A meeting is not required, nor was one held.	

<i>Field Check</i>	
07/10/08	The site is presently undeveloped with a temporary chain link fence around along the Decatur Boulevard and Smoke Ranch street frontage. Political and advertising signs were observed on the fence along with trash and debris and weeds throughout the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	5.34

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Medium Low Attached Density Residential (MLA)	C-2 (General Commercial)
North	Retail, office, warehouse	Light Industrial/Research (LI/R)	C-M (Commercial/Industrial)
South	Single-family Residential	Medium Low Density Residential (ML)	R-CL (Single Family Compact-Lot)

TMP-28938 - Staff Report Page Three
August 28, 2008 - Planning Commission Meeting

East	Single-family Residential	Medium Low Density Residential (ML)	R-CL (Single Family Compact-Lot)
West	Service Station with no automotive service, Undeveloped, Single-family Residential	Service Commercial (SC)	C-1 (Limited Commercial), R-E (Residence Estates) under Resolution of Intent (ROI) for C-1 (Limited Commercial), (C-1 Clark County)

<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
A-O (Airport Overlay) District (35 Feet)	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	N/A

**The subject property is located within the North Las Vegas Airport Overlay within the 35-foot height limitation contour. No buildings are proposed on this site at this time..*

ANALYSIS

This is a request for a Tentative Map for a one-lot commercial subdivision on 5.34 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard. Per Title 19.18.050 site devilmnt review requirements application for a Site Development Plan Review will be required before any development may occur on this property.

FINDINGS

•Conformance with Title 18.08.030 Zoning Requirements

The proposed Tentative Map is for a one-lot commercial subdivision; however a Site Development Plan Review has not been submitted. The subject site is directly adjacent to single-family homes which abut the site to the south and east. There is a convenience Store with fuel pumps located on the southeast corner of Smoke Ranch Road and Decatur Boulevard which directly abuts the site.

**TMP-28938 - Staff Report Page Four
August 28, 2008 - Planning Commission Meeting**

•Cross Section

Pursuant to Section 18.08.110, cross sections have been submitted for the proposed Tentative Map. There is between a three to five-foot rise in grade across the site from east to west. A natural slope between .06 % and 1.3% is depicted across this site.

The wall along the eastern perimeter of this site consists of an existing six-foot high decorative wall. A proposed six-foot wall would be constructed approximately 8 inches from the existing wall proposed to be 2 feet lower in finished height, with the interior space filled with cement.

•18.08.100 (B) Tentative Map Requirements (Trails)

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

•Special Conditions of Approval

Per Title 19.18.050 requirements application for a Site Development Plan Review will be required before any development may occur on this property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0