



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 29, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER:
HOF FINANCIAL I, LLC**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
WVR-38578	Staff recommends APPROVAL, subject to conditions:	
TMP-38575	Staff recommends APPROVAL, subject to conditions:	WVR-38578

** CONDITIONS **

WVR-38578 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-38575) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-2184 and ZON-3241).
3. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

TMP- 38575 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the Conditions of Approval for Waiver (WVR-38578) shall be required.
3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
4. Street names must be provided in accordance with the City's 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 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.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Conditions Page Three
July 29, 2010 - Planning Commission Meeting

Public Works

8. Construct all incomplete half-street improvements on Shaumber Road and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. The non-standard reduced radius street knuckle design proposed with this Tentative Map is acceptable provided that the curb line along the 30-foot inner radius of each knuckle is designated "No Parking" and constructed from red-colored concrete as required by the Department of Public Works.
10. Unless already provided for by the Cliff's Edge (Providence) Master Homeowner's Association, obtain public sewer, public drainage, and private access easements across common lot HH of the Cliff's Edge Final Map to this Site.
11. Label common element H as a 15-foot "private" pedestrian easement.
12. Common Lot L (between Lots 58 & 59) shall be a City of Las Vegas Sewer Easement and Public Drainage Easement with Private Surface Maintenance by the Homeowners' Association. Notes to this effect shall be placed on the Final Map for this site.
13. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the City of Las Vegas Sewer Easement located in Common Lot L.
14. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
15. 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.
16. A Drainage Plan and Technical Drainage Study must be submitted to and 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 for this site, whichever may occur first, as required by the Department of Public Works. 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 approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

Staff Report Page One
July 29, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains approximately 20 gross acres of undeveloped land at the northwest corner of Shaumber Road and Centennial Parkway within the Cliff's Edge Master Plan area. The Cliff's Edge Master Development Plan designates this acreage as RSL (Residential Small Lot), which allows up to 15 dwelling units per acre. The applicant has proposed a 106-lot, single-family non-gated residential subdivision with private streets on this property. Site development has been approved by the Cliff's Edge (Providence) Design Review Committee. Staff recommends approval of the tentative map. If denied, a new subdivision design that complies with Title 18 standards must be submitted for review.

ISSUES

- Approval of a Waiver of Title 18.12.160 is required to allow an internal intersection offset of 66 feet where 125 feet is the minimum offset required prior to approval of a tentative map for this proposed subdivision. Staff recommends approval of the waiver.
- Approval of a Waiver of Title 18.12.105 and 18.12.130 is required to allow private streets to terminate in dead-end stubs where cul-de-sacs are required prior to approval of a tentative map for this proposed subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/05/03	The City Council approved the Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval. The effective date of this annexation was 02/14/03.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.

Staff Report Page Two
July 29, 2010 - Planning Commission Meeting

07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, including approximately 10 acres of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.
12/03/03	The Planning and Development Department administratively approved a Minor Modification (MOD-3189) of the Cliff's Edge Master Development Plan to revise design guidelines with respect to private streets.
02/18/04	The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the corporate city limits, including approximately 10 acres of the subject site, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 01/08/04.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed use subdivision making up the entire Cliff's Edge Master Plan area. Staff recommended denial.
11/16/05	The City Council approved a General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan, including the eastern five acres of the subject site, from PR-OS (Parks/Recreation/Open Space) to PCD (Planned Community Development). The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/22/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no building permits or business licenses related to the subject site.

Staff Report Page Three
July 29, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/02/10	A pre-application meeting was held with the applicant's representative. The following items were discussed: • The applicant originally requested a variance to allow reductions in setbacks for the proposed residential products, but this is no longer necessary. Setbacks can be met by the latest proposal. • The actual density of the proposed development is equivalent to the L designation; however, RSL standards will be applied, as this designation allows up to 15 dwelling units per acre. • Provide floor plans and elevations of the different residential models • Provide the Cliff's Edge Design Review Committee approval letter with the submittal. • Project must conform to Cliff's Edge community theme requirements. • Waiver of Title 18.12.060 for internal intersection offset distance is required, and Traffic Engineer approval needed to allow one access point for more than 100 lots as required by Title 18.12.070

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
06/24/10	A field check of the site was conducted, where the following items were noted: • The area is free of trash and debris. • The property slopes from north to south and from west to east. • There is a large swale on the site just north of Centennial Parkway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	20.28
Net Acres	16.92

Staff Report Page Four
July 29, 2010 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Single Family Dwelling, Detached	ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Condominiums, Residential	H (High Density Residential)	R-4 (High Density Residential and Apartment)
East	Undeveloped	M (Medium Density Residential) Cliff's Edge Special Land Use Designation	PD (Planned Development)
West	Undeveloped	OL (Open Land) – Clark County Designation	R-U (Rural Open Land) – Clark County Designation

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Cliff's Edge	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Five
July 29, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Design Guidelines, the following development standards are required for the subject proposal:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4,478 SF	N/A
Min. Lot Width	N/A	56 Feet	N/A
Min. Setbacks:			
• Front (to living area) – single story	8 Feet	8 Feet	Y
• Front (to porch) – single story	5 Feet	5 Feet	Y
• Front (to living area) – two story	8 Feet (up to 60% of wall plane); otherwise 12'; 5' to cantilevered balcony	8 Feet (up to 60% of wall plane); otherwise 12'; 5' to cantilevered balcony	Y
• Front (to garage face)	Less than 5 Feet or 18 Feet or Greater	Less than 5 Feet or 18 Feet or Greater	Y
• 2nd Story Balcony (front)	8 Feet	8 Feet	Y
• 2nd Story Balcony (rear)	7 Feet	7 Feet	Y
• Side (interior lots)	3 Feet	3 Feet	Y
• Side (perimeter lots)	10 Feet	10 Feet	Y
• Rear (interior lots)	7 Feet (for at least 50% of elevation width); otherwise 3 Feet	7 Feet (for at least 50% of elevation width); otherwise 3 Feet	Y
• Rear (perimeter lots)	10 Feet	10 Feet	Y
• Patio Covers	5 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Building Height	35 Feet	25 Feet	Y

Open Space							
Total Acreage	Units	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
16.92	106	50 SF/unit	N/A	5,300 SF	N/A	7,718 SF	Y

Staff Report Page Six
July 29, 2010 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling, Detached	106 units	2 spaces/unit	212		212		Y
Guest Parking	106 units	0.2 spaces/unit	22		22		
TOTAL SPACES REQUIRED			234		234		Y
TOTAL (With Handicapped)			234	0	234	0	Y

Waivers		
Requirement	Request	Staff Recommendation
<u>18.12.105 and 130</u> – Private streets shall terminate in cul-de-sacs	Dead-end stub termination of three streets	Approval
<u>18.12.160</u> – Internal intersection offset of 125 feet minimum from centerline to centerline	66 feet	Approval

ANALYSIS

The tentative map depicts 106 lots ranging in size from 4,478 square feet to 10,315 square feet, with an average gross density of 5.23 dwelling units per acre. The site is expected to be mapped in two phases, with Phase I comprising the east half of the site. Site access is provided from one non-gated entrance on the north side of Centennial Parkway. Site circulation is provided by 37-foot wide private streets, with the exception of a 60-foot wide entry street. Two of the east-west streets terminate in dead-end stubs, connected by a 37-foot wide pedestrian and utility easement. These stubs essentially function as driveways serving one lot each and should not pose a hazard for emergency and refuse vehicle access. Furthermore, development standards in effect at the time of adoption of this Master Plan allowed stub streets, and their use is common within the community. The developer has cooperated with staff in minimizing the number of stub locations initially proposed, thus reducing the magnitude of the requested waiver. Therefore staff can support the requested waiver in this case.

Staff Report Page Seven
July 29, 2010 - Planning Commission Meeting

The intersections of the entry street and Caillou Avenue and of Elmo Street and Caillou Avenue are offset approximately 66 feet, which is a 47 percent deviation from the Title 18.12 standard of 125 feet. However, traffic counts at these intersections are expected to be low and conflicts will be minimal. The proposed alignment of the streets will allow the entrance to the subdivision to closely align with the existing entrance to the residential development on the south side of Centennial Parkway. The associated waiver can therefore be supported.

Development standards are dictated by the Cliff’s Edge Design Guidelines. The design of streets, lots, buildings and structures, including walls, are reviewed for compliance with these standards by the Cliff’s Edge Design Review Committee prior to submittal to the city of Las Vegas. Detached single-family residential building products feature two one-story and four two-story plans. Community walls are located along Puli Road, Centennial Parkway and Shaumber Road and will have a proposed combined height of no taller than seven feet three inches as viewed from the street side of the wall. The development complies with density, community theme, common open space, parking and setback requirements relevant to the RSL (Residential Small Lot) land use designation; therefore, staff recommends approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 149 (WVR-38578)

APPROVALS 0

PROTESTS 0