



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: COLFIN WLH LAND ACQUISITIONS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-41623	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

TMP-41623 CONDITIONS

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. 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 City's 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

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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.

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

Public Works

7.Petition of Vacation VAC-13850 shall record immediately prior to the recordation of the Final Map for this site. Any additional easements to be vacated not shown on VAC-13850 will also be required to be vacated prior to the recordation of a Final Map. Additionally, per Condition of Approval #2 of VAC-13850, reciprocal Vacations from Clark County shall record concurrently with the City of Las Vegas Vacation(s).

8.The Final Map for this site shall be labeled as a “Merger and Resubdivision”.

9.The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner’s Association.

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.

11. Construct off-site public sewer in Coke Street adjacent to this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

12. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

13. 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.

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14. 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 Map subdividing this site, 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.
15. Site development to comply with all applicable conditions of approval for ZON-13854, SDR-13852, VAC-13850 and all other site related actions.
16. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting 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 consistent with the approved Site Development Plan Review (SDR-13852) and related Variance (VAR-13853); therefore, approval is recommended.

ISSUES

- A Waiver to Title 19.04.100, which requires streets to terminate in a cul-de-sac or another street, is not required as the original Site Development Plan Review (SDR-13852) was approved prior to the application of this requirement.
- The amount of time to record a Final Map on all, or a portion of, the approved Tentative Map has increased from two years to four years.
- This request is identical to the previous Tentative Map (TMP-23104), which has since expired.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/21/04	The City Council approved a request for 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 Annexation became effective on 01/30/04.
10/05/05	The City Council approved a request to Amend the Master Plan of Streets and Highways (MSH-8232) to remove a portion of Horse Drive between Coke Street and Conough Lane. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a request for a Petition to Vacate (VAC-8641) the south half of Horse Drive between Coke Street and Conough Lane, and the east half of Conough Lane from Horse Drive to approximately 375 feet north of Teasha Avenue. The Planning Commission and staff recommended approval.

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01/04/06	The City Council approved a request for 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 related request for a Site Development Plan Review (SDR-9927) for an eight-lot single family residential subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street. The Planning Commission and staff recommended denial.
01/12/06	The Planning Commission approved a request for a Tentative Map (TMP-10525) for an eight-lot single family residential subdivision adjacent to the south side of Horse Drive, approximately 300 feet west of Coke Street. Staff recommended approval.
04/19/06	The City Council approved an Annexation (ANX-11001) of approximately 15.99 acres generally located on the west side of Coke Street, north of Racel Street. The Planning Commission and staff recommended approval. The Annexation became effective on 04/28/06.
04/18/07	The City Council approved a Vacation (VAC-13850) of a public right-of-way generally located west of the intersection of Horse Drive and Coke Street. The Planning Commission and staff recommended approval.
08/01/07	The City Council approved a request for Rezoning (ZON-13854) from U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) Master 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) on 24.8 acres at the southwest corner of Horse Drive and Coke Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a related request for a Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision.
	The City Council approved a related request for a Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
08/23/07	The Planning Commission approved a request for a Tentative Map (TMP-23104) for a 49-lot single family residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.
05/21/08	The Department of Planning and Development administratively approved an Extension of Time (EOT-27692) of a previously approved Petition to Vacate (VAC-13850) the public right-of-way generally located west of the intersection of Horse Drive and Coke Street
05/28/09	The Department of Planning and Development administratively approved an Extension of Time (EOT-34070) of a previously approved Petition to Vacate (VAC-13850) the public right-of-way generally located west of the intersection of Horse Drive and Coke Street.

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08/19/09	The City Council approved an Extension of Time (EOT-35061) of a previously approved Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-35064) of a previously approved Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
05/21/10	The Department of Planning and Development administratively approved an Extension of Time (EOT-37889) of a previously approved Petition to Vacate (VAC-13850) public right-of-way generally located west of the intersection of Horse Drive and Coke Street.
03/15/11	The Department of Planning and Development administratively approved an Extension of Time (EOT-40913) of a previously approved Petition to Vacate (VAC-13850) public right-of-way generally located west of the intersection of Horse Drive and Coke Street.
04/06/11	The City Council approved a related request for an Extension of Time (EOT-40912) of a previously approved Site Development Plan Review (SDR-13852) for a 49-lot single family residential development.
	The City Council approved a request for an Extension of Time (EOT-40914) of a previously approved Variance (VAR-13853) to allow zero square feet of open space where 35,293 square feet are required for a 49-lot residential subdivision on 24.8 acres at the southwest corner of Horse Drive and Coke Street. Staff recommended approval.

Most Recent Change of Ownership

12/29/09	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits or business licenses related to this request.

Pre-Application Meeting

03/09/11	A pre-application meeting was held with staff to discuss the requirements for the submittal of a Tentative Map. The applicant was informed that all related entitlements remain active, which means that the development standards from the original approval take precedent over the adoption of the revised Title 19. This submittal remains consistent with the previously approved Tentative Map TMP-23104.
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<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of request, nor was one held	

<i>Field Check</i>	
06/02/11	A field check was performed by staff and found that portions of the site are partially graded although the site remains mostly undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	24.8
Net Acres	24.0

<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 (Proposed 49-lot Residential Development)	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development- 2 Units Per Acre)
North	Undeveloped Land- Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
South	Single Family, Detached	PCD (Planned Community Development)	R-PD2 (Residential Planned Development- 2 Units Per Acre)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
		RN (Rural Neighborhood) - Clark County	R-E (Rural Estates Residential)- Clark County
West	Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 and the approved 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	90 feet	90 feet	Y
Min. Setbacks			
• Front	18 feet to garage 15 feet to dwelling	18 feet 15 feet	Y Y
• Side	5 feet	5 feet	Y
• Corner	10 feet	10 feet	Y
• Rear	25 feet	25 feet	Y
Max Lot Coverage	50%	50%	Y

<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 Proposed</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>Allowed (VAR-13853)</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

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Coke Street	N/A	N/A	60 Feet	N/A

Pursuant to Title 19.08 and 19.12, 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, Detached	49 Units	2 spaces per unit					
TOTAL SPACES REQUIRED			98		98		Y

ANALYSIS

The proposed tentative map correlates to the 49-lot single-family residential subdivision that was approved by Site Development Plan Review SDR-13852 and conforms to the related Variance (VAR-13853), which 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 with an overall unit density of approximately two units per acre. Site circulation is provided by 39-foot wide private streets, with exception of the 53-foot wide gated entry and a 40-foot wide east-west private street. The 40-foot wide street does not comply with the current Title 19.04.100 cul-de-sac street termination requirements; however, a Waiver is not required because the entitlements for this residential subdivision predate the requirement for a cul-de-sac termination. Perimeter walls are shown on the provided section drawings to be a maximum of six feet in height for screen walls and four feet for retaining walls, which conform to the Title 19 Standards.

FINDINGS

• General information

The proposed Tentative Map is for a 49-lot residential subdivision that has been approved by Site Development Plan Review (SDR-13852) and the related Variance (VAR-13853). The subject site is located on 24.8 acres at the southwest corner of Horse Drive and Coke Street and maintains the appropriate density level for the RNP (Rural Neighborhood Preservation) land use category.

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• **Cross Sections**

The provided cross sections depict a natural slope of less than two percent from north to south. The west to east natural slope is also less than two percent change in grade. There are no outstanding concerns regarding the proposed changes in grade for this residential subdivision.

• **Trails**

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

• **Special Conditions of Approval (SDR-13852)**

All development shall be in conformance with the site plan and landscape plan date stamped 05/26/06, except as amended by conditions herein.

The pedestrian access to Floyd Lamb Park at Tule Springs as shown on the submitted plans date-stamped 5/26/06 shall be permanently maintained.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0