



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 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-43317	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-43317 CONDITIONS

Planning

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 Site Development Plan Review (SDR-6929) and Waiver (WVR-6931).
3. All proposed fences and walls shall comply with Title 19.06.040(H) design standards for height and contrasting decorative material requirements.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Public Works

7. The Final Map for this site shall be labeled as a “Merger and Re-subdivision”.
8. Construct public sewer in Bronco Street at a size, depth, and location acceptable to the Sanitary Sewer Planning Division of the Department of Public Works. 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.
9. All existing public easements on the Corbett Street alignment granted or reserved by recorded documents 20060822:03175 and 20060822:03177 shall be shown and labeled on the Final Map for this site.
10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
12. An update to the previously approved 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.
13. Site development to comply with all applicable conditions of approval for ZON-6928, SDR-6929 and all other applicable site-related actions.
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 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 is a request for a Tentative Map for a proposed 49-lot single-family residential subdivision on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. This map replaces an expired Tentative map (TMP-23570) for a 49-lot single family development approved on this property in 2007. Staff recommends approval, with conditions. If denied, a new Tentative Map application will need to be submitted for review and approval before building permits can be obtained.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/01/02	The City Council approved a petition to Annex (A-0051-01) for property generally located on the southeast corner of Bronco Street and Tropical Parkway. Also, the City Council approved a petition to Annex (A-0052-01) property generally located on the northeast corner of Bronco Street and Corbett Lane. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
04/02/03	The City Council approved a request for a Rezoning (ZON-1714) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Site Development Plan Review (SDR-1715) for a proposed 7-lot single family residential development on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval.
04/10/03	The Planning Commission approved a request for a Tentative Map (TMP-1901) for a 7-lot single-family residential subdivision on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway. Staff recommended approval.
06/01/05	The City Council approved a petition to Annex (ANX-6042) property generally located on the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. The Planning Commission and staff recommended approval. The effective date of the annexation was 06/10/05.

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09/07/05	The City Council approved a request for a Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units per Acre) to R-PD3 (Residential Planned Development - 3 Units per Acre); Variance (VAR-6930) to allow zero open space where 32,369 square feet is required for a proposed single family residential development; Waiver (WVR-6931) of Title 18.12.160 to allow approximately 176 feet between street intersections where 220 feet is the minimum distance separation required; and a Site Development Plan Review (SDR-6929) for a 49 lot single family residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. The Planning Commission recommended approval, but staff recommended denial on 07/14/05.
09/22/05	The Planning Commission approved a Tentative Map (TMP-8628) Request for a Tentative Map for a 50-lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the request.
07/12/06	The City Council approved a Review of Condition (ROC-13865) of Condition Number 4 of an approved Rezoning (ZON-6928) to allow construction of Rural Street improvements where Urban Half street improvements were required for a proposed residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval of the request. Staff recommended approval.
07/12/06	A Final Map (FMP-15079) was submitted. The Final Map expired on 7/22/09 without being recorded.
09/19/07	The City Council approved a request for an Extension of Time (EOT-23578) of an approved rezoning (ZON-6928) which expired 09/07/2007, From: R-PD2 (Residential Planned Development - 2 Units per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre), and a second Extension of Time (EOT-23573) of an approved Variance (VAR-6930) which expired 09/07/2007, to allow zero open space for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
10/25/07	The City Council approved a Tentative Map (TMP-23570) Request for a Tentative Map for a 49 lot single family residential subdivision on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Staff recommended approval of the request. It expired on 10/25/11.

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09/02/09	The City Council approved a request for an Extension of Time (EOT-35274) of a previously approved Site Development Plan Review (SDR-6929) for a 50-lot Single Family Residential Subdivision and an Extension of Time (EOT-35276) of a previously approved Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
10/05/11	The City Council approved a request for an Extension of Time (42929) of a previously approved Variance (VAR-6930) to allow zero feet of open space where 32,369 square feet is required for a proposed single family residential development adjacent to the southwest corner of Jones Boulevard and Tropical. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-42930) of a previously approved Rezoning (ZON-6928) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 14.29 ACRES adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-42931) of a previously approved Site Development Plan Review (SDR-6929) for a 50-lot single family residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/29/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
No permits have been issued.

<i>Pre-Application Meeting</i>	
09/06/11	Staff met with the applicant and reviewed the requirements for a Tentative Map application. The application would be contingent on the City Council approving Extension of Time applications (EOT-42929, EOT-42930 and EOT-42931) on October 5, 2011.

<i>Neighborhood Meeting</i>
No neighborhood meeting was required, nor was one held.

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Field Check	
09/29/11	Staff visited the site and found a large vacant lot that had a chain-link fence around it. The lot was over grown with weeds and had several piles of dirt dumped on it.

Details of Application Request	
Site Area	
Net Acres	14.29

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Single Family, Detached	R (Rural Density Residential)	R-D(Single Family Residential – Restricted)
East	Undeveloped	R (Rural Density Residential)	R-E(Rural Estates – Clark County)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
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

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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>
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Tropical Parkway	Secondary Collector	Master Plan of Streets and Highways	80	Y
El Campo Grande Avenue	N/A	N/A	60	N/A
Bronco Street	N/A	N/A	60	N/A

ANALYSIS

This is a request for a tentative map for a 49-lot single family residential subdivision on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Access to the site is from North Jones Boulevard. Thirty-seven foot wide private drives provide internal circulation and access to individual lots within the site. No retaining walls are shown and none of the perimeter screen walls shown on the Tentative Map are greater than six feet in height. A condition has been added that all walls shall meet Title 19.06 development standards.

The following specific conditions were approved with Site Development Plan Review (SDR-6929):

1. All homes shall be limited to single story;
2. Lots must be a minimum of 6,500 square feet; and
3. Lots that back to Bronco Street shall be a minimum of 10,000 square feet.

All of these conditions are being met; therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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