



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-48473	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-48473 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 Reviews (SDR-47017), except as modified herein.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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

Conditions Page Two
May 14, 2013 - Planning Commission Meeting

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.

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

Public Works

6.On the Final Map for this site, add a note to the sewer easement stating that “No trees or vegetation higher than 3 feet shall be allowed within the proposed public sewer easement.

7.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 or submittal of any construction drawings, or the recordation of a 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.

8.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.

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed 207-lot single-family residential development on 36.70 acres. The Tentative Map illustrates a total of 207 lots ranging in size from 3,944 square feet up to 11,059 square feet. The lots access public neighborhood streets, which in turn access Gilcrease Avenue and Fort Apache Road.

The submitted Tentative Map is in conformance with the approved Site Development Plan Review (SDR-47017); therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/12/64	The City Council approved Annexation (A-0003-64) of the site as part of a larger request.
11/07/01	The City Council approved the Town Center Development Standards Manual via Bill No. 2001-100. The Planning Commission and staff recommended approval.
04/03/13	The City Council approved Major Modification (MOD-47016) of the Town Center Land Use Plan to Amend the Special Land Use Designation from: EC-TC (Employment Center Mixed Use – Town Center) to: ML-TC (Medium-Low Density Residential – Town Center) and a Site Development Plan Review (SDR-47017) for a 293-lot residential subdivision on the northeast corner of Fort Apache Road and Grand Teton Drive. The Planning Commission recommended approval. Staff recommended approval of the Major Modification and denial of the Site Development Plan Review.

<i>Most Recent Change of Ownership</i>	
05/02/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related permits on file at this time.	

Staff Report Page Two
May 14, 2013 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
02/13/13	Staff met with the applicant and reviewed the requirements for a Tentative Map application. It was noted that the Tentative Map would not be scheduled on an agenda until the related Major Modification and Site Development Plan Review applications were approved by City Council.

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

<i>Field Check</i>	
04/03/13	Staff visited the site and found an undeveloped parcel with desert vegetation on it. The site was free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	36.70

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
North	Undeveloped	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
South	Single Family, Detached	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Freeway	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way
West	Single Family, Detached	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
	Undeveloped	PF-TC (Public Facilities – Town Center)	

Staff Report Page Three
May 14, 2013 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is a request for a Tentative Map for a 207-lot residential subdivision on 36.70 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road. A previous Site Development Plan Review (SDR-47017) entitled this property for a 207-lot residential development with Waivers of the Town Center Single-Family Residential Street Standards to allow a four-foot amenity zone and a four-foot sidewalk, where a six and one-half foot amenity zone and a five-foot sidewalk are required.

The perimeter walls for the project adhere to Town Center standards and are six-foot to eight-foot in height consisting of decorative block, split face, flute, brick, sump, stone and wrought iron. Interior residential walls are masonry and/or wrought iron and are 6' in height. These are also to Town Center Development Standards.

Although the Connectivity Ratio is not required for projects in Town Center, this project exceeds the minimum 1.3 ratio required for projects in other parts of the city. The development has 24 internal street links, 16 internal intersection nodes and one cul-de-sac terminus for a total Connectivity Ratio of 1.4.

The project is required to have a minimum of 2.57 acres of open space throughout the project. The project exceeds this amount with a total of 3.13 acres of open space. The open space is scattered throughout the site on 18 common lots. One of the common lots is large enough to have active open space. It is .62 acres in size and located in the north central portion of the project. Smaller common lots are evenly distributed around the remaining portions of the development.

The submitted Tentative Map conforms to the approved Site Development Plan Review; therefore, staff recommends approval.

**Staff Report Page Four
May 14, 2013 - Planning Commission Meeting**

FINDINGS (TMP-48473)

• **General information**

The proposed Tentative Map is for a 207-lot residential subdivision that is in conformance with the approved Site Development Plan Reviews (SDR-47017). A recent Major Modification (MOD-47016) was approved changing the Special land Use designation of the subject site to ML-TC (Medium-Low Density Residential – Town Center). The residential lots range from 3,944 square feet up to 11,059 square feet with the average lot size being approximately 7,501 square feet in size.

• **Cross Section**

Cross sections show a 207-lot project which does not exceed more than 2.6% grade.

• **Trails**

There is a Multi-Transportation Trail along Fort Apache that is located on the west side of the street and thus does not impact this project. There is also a Town Center Collector Trail along Gilcrease Avenue. This trail is developed per Town Center Standards as part of the streetscape improvements.

• **Special Conditions of Approval (SDR-47017)**

All development shall be in conformance with the site and landscape plans date stamped 03/20/13, and building elevations, date stamped 12/20/12, except as amended by conditions herein.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 100

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0