



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-48840	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-48840 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-47610), 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

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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.Dedicate 40 feet of right-of-way adjacent to this site for Lone Mountain Road, 25.5 feet for Kersee Street and the right-of-way necessary for cul-de-sac termini on the Final Map for this site. Termini for Peaceful Dawn Avenue and Stange shall meet current City Standards and the Termini for Kersee Street shall meet the Approval of the City Engineer. Grant a continuous Multi-Use Non-Equestrian Trail Easement to be privately maintained for the trail proposed through this site. Maintain perpetual unimpeded access to this trail, unless specific direction to the contrary is issue by the City Council on the Final Map for this site.
- 7.The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association. Notes clarifying who is responsible for these public easements shall be on the Final Map for this site.
- 8.A Petition for Vacation such as VAC-47611 shall record prior to the recordation of a Final Map for this site which includes the areas requested for Vacation.
- 9.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 any Public Sewer Easement."
10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings.

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11. The proposed terminus configuration of Kersee Street is hereby approved as a deviation from standards as shown on the approved Tentative Map. Any further deviations not shown on this Tentative Map will require separate approval from the City Engineer.
12. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained". 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.
13. 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. 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 Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for SDR-47610 and all other applicable site-related actions.
15. 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

This is a request for a Tentative Map for a proposed 322-lot single-family residential development on 53.5 acres. The Tentative Map illustrates a total of 322 lots ranging in size from 3,198 square feet up to 11,158 square feet. The lots access private neighborhood streets, which in turn access Peaceful Dawn Avenue and Stange Avenue, both public roadways.

The submitted Tentative Map is in conformance with the approved Site Development Plan Review (SDR-47610); therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.

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03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
02/14/08	The Planning Commission denied a request for a Site Development Plan Review (SDR-25487) for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single family residential development with a 296-unit multi-family residential development and a Major Modification to the Lone Mountain West Master Plan (MOD-25974) to amend the land use designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and to amend tables one (1) through five (5) of the master development plan. The City Council abeyed this item on 3/19/08 and 04/02/08 to 05/07/08. Staff recommended denial of these items.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
04/10/08	An Administrative Extension of Time (EOT-26581) review for an approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue is scheduled.
04/24/08	The Planning Commission approved a Tentative Map (TMP-27083) for a 308-lot single family residential subdivision on 38.6 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.

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05/14/09	An Administrative Extension of Time (EOT-33792) of an approved Vacation (VAC-12067) to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway was approved.
05/28/09	An Administrative Extension of Time (EOT-34187) of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road was approved. This expired 03/22/10 without being exercised.
04/03/13	The City Council approved MOD-47606, ZON-47605, VAR-47606, VAR-47609, VAC-47611 and SDR-47610 for a 322-lot single family residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission and staff recommended approval of MOD-47606, ZON-47605 and VAC-47611 and denial of VAR-47606, VAR-47609 and SDR-47610.

<i>Most Recent Change of Ownership</i>	
12/30/11 and 09/14/12	Deeds were recorded for changes in ownership on all parcels.

<i>Related Building Permits/Business Licenses</i>
No relevant building permits or business licenses have been issued for the site.

<i>Pre-Application Meeting</i>	
02/14/13	Staff met with the applicant and informed them that a Tentative Map could not be placed on an agenda until the required Site Development Plan Review (SDR -47610) was approved by City Council. There were no outstanding issues discussed at this time.

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

<i>Field Check</i>	
04/03/13	Staff visited the site and found undeveloped raw desert that was clean and generally free of trash and debris.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	53.5

<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	L (Low Density Residential)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
South	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PF (Public Facilities)]
East	Undeveloped, Single Family Homes	L (Low Density Residential) and ML (Medium-Low Density Residential)	U (Undeveloped) [PCD (Planned Community Development)] and PD (Planned Development)
West	Undeveloped	Clark County – R-C (Resource Conservation)	Clark County – R-U (Rural Open Land)

<i>Master Plan Areas</i>	<i>Compliance</i>
Lone Mountain West	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) 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

The proposed tentative map correlates to the 322-lot single family residential subdivision that was approved by Site Development Plan Review (SDR-47610). The tentative map depicts lots ranging in size from 3,198 square feet up to 11,158 square feet with an overall density of approximately 5.65 dwelling units per acre.

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The Fire Department offered the following comments: “Code Compliant access is required in accordance with Fire Code, specifically on Black Glacier Ridge Street, and Stange Ave into Eagle Nest St. Streets shall be no less than 36’ curb to curb unless Fire Sprinklers are installed in all impacted homes per IFC 503.2.1.1. Any turn-around locations shall be in accordance with Fire Code minimum requirements for emergency vehicles. Hydrants and similar fire protection shall be installed in accordance with the fire code and Uniform design standards.”

The Clark County School District notes that both Conners Elementary School and Centennial High School are both over-capacity for the 2012-2013 school year and there are no schools planned in the area.

FINDINGS (TMP-48840)

• **General information**

The proposed Tentative Map is for a 322-lot residential subdivision located in the Lone Mountain West Plan and is in conformance with the approved Site Development Plan Reviews (SDR-47610). A recent Major Modification (MOD-47606) was approved changing the Special land Use designation of the subject site from MFM (Multi-Family Medium Residential) to L (Low Density Residential). The residential lots range from 3,198 square feet up to 11,158 square feet with the average lot size being approximately 7,178 square feet in size.

• **Cross Section**

Cross sections show a 322-lot project that does not exceed more than 8% grade. Since this site is within the Lone Mountain West area, the codes within the plan govern retaining wall heights. The submitted east/west cross sections depict maximum natural grade between 6% and 8% across this site. Per section 3.6 of the Lone Mountain West plan, all development is allowed a maximum 3-foot retaining wall. A 3-foot retaining wall is proposed along the west side.

The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per section 3.6 of the Lone Mountain West plan, all development is allowed a maximum 3.5-foot retaining wall. A 3-foot retaining wall is proposed along the west side. There are several 3-foot retaining walls proposed throughout the north/south cross sections.

• **Trails**

There is a Multi-Transportation Trail planned adjacent to the west side of the project. This required Multi-Use Transportation Trail shall be developed to the specifications detailed in the Transportation Trails Element of the Las Vegas 2020 Master Plan.

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• **Special Conditions of Approval (SDR-47610)**

All development shall be in conformance with the site and landscape plans date stamped 03/19/13, except as amended by conditions herein. Specifically, the standards for this development shall include a minimum lot size of 3 193 square feet and Building height shall not exceed two stories or 35 feet whichever is less.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0