



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-48877	Staff recommends APPROVAL, subject to conditions	

**** CONDITIONS ****

TMP-48877 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 Cliff's Edge Development Agreement, Cliff's Edge Master Development Plan and Design Guidelines and as approved by the Cliff's Edge (Providence) Design Review Committee.
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

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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.

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

Public Works

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.Construct half-street improvements on Larry McBryde Street including appropriate overpaving, where legally able, adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. 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.Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent common lot "K" of the Cliff's Edge Parent Final Map (book 118 page 88) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained. Alternatively, include the adjacent Common Lot on the Final Map for this site and grant required easements on the Final Map for this site.

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11. 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 across the north side of the open space north of lot 37."
12. 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.
13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
14. 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.
15. 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.

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16. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
17. 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 proposing a Tentative Map for a 118-lot single-family subdivision on 18.18 gross acres within the Cliff's Edge Master Plan area. The Tentative Map depicts a total of 118 lots ranging in size from 4,400 square feet up to 7,687 square feet.

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 approximately 1,187 acres generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
04/16/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD(Planned Development) and a Master Development Plan for the Cliff's Edge Development on 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Amendments to the previously approved Master Development Plan were also approved by this action. The Planning Commission and staff recommended approval.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision (Cliffs Edge Parent) on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval. The corresponding final map (FMP-4358) was recorded 08/19/04.
02/09/06	The Planning Commission approved a Tentative Map (TMP-9607) for a 114-lot single family residential subdivision on 18.18 acres at the southeast corner of Farm Road and Shaumber Road. Staff recommended approval. The map approval expired 02/09/08.

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01/06/10	The City Council approved an amendment (Bill No. 2009-53) to the Cliff's Edge Development Agreement, which adjusted certain park plans and requirements for the construction of public improvements.
03/08/11	The Planning Commission requested without prejudice the removal of a Major Modification (MOD-40409) of the Cliff's Edge Master Development Plan and a Site Development Plan Review (SDR-40408) for a proposed three-story, 490-unit multi-family residential development.

Most Recent Change of Ownership

03/22/10	A deed was recorded for a change in ownership.
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Pre-Application Meeting

3/20/13	Staff met with the applicant and reviewed the requirements for a Tentative Map application. The site design originally called for 104 lots with an open space deficit. A follow-up meeting was conducted and the applicant expanded their lot total to 118 lots with more open space. In addition, the four stub streets were reduced to one, which now serves three lots. Three pedestrian connections were provided to Larry McBryde Street, raising their connectivity score.
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Neighborhood Meeting

A neighborhood meeting was not required for this application, nor was one held.	
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Field Check

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.
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Details of Application Request

Site Area

Gross Acres	21.22
Net Acres	18.18

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<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	RSL (Residential Small Lot) [Proposed: M (Medium Density Residential)]	PD (Planned Development)
North	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	PD (Planned Development)
South	Single Family Dwelling, Detached	RSL (Residential Small Lot)	PD (Planned Development)
East	Undeveloped (proposed Public School, Secondary)	PF (Public Facility/Open Space and Recreation)	PD (Planned Development)
West	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	PD (Planned Development)

<i>Master Plan Areas</i>	<i>Compliance</i>
Cliff's Edge	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	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	14	
Intersection – Internal		7
Cul-de-sac Terminus		7
Intersection – External Street or Stub Terminus	0	
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	
Non-Vehicular Path – Unrestricted	.5	
Total	14.5	14
	<i>Required</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	NA	1.03

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ANALYSIS

Development standards are dictated by the Cliff's Edge Design Guidelines, established at the time of the site's rezoning to PD (Planned Development). The design of streets, lots, buildings and structures, including walls, are reviewed for compliance with these standards by the Providence Design Review Committee prior to submittal to the city of Las Vegas. The proposed Tentative Map was approved by the Providence Design Review Committee on March 11, 2013 with no waivers of the Design Guidelines.

The subject site is located within an RSL (Residential Small Lot) special land use designation that allows for a maximum of 15 dwelling units per acre. The RSL development standards found within Section 3.2.2 of the Cliff's Edge Master Plan Development Plan and Design Guidelines requires a 10,000 square-foot minimum of open space plus 50 square feet per unit in excess of 100 square feet within the subdivision. Therefore, a total of 10,900 square feet of open space would be required for the proposed subdivision. Section 3.2.2 further states that the minimum width of a common open space shall be 20 feet. As such, the proposed subdivision exceeds the required open space requirements, as approximately 41,951 square feet would count towards the requirement.

Pursuant to section 6.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines, the Community Wall, which are walls abutting commons areas and adjacent to major community streets shall not exceed an exposed height of seven feet, four inches (7'4"), of which six feet maximum screen wall or two feet maximum is retaining wall. The Community Wall proposed along Shaumber Road is six feet high.

Pursuant to section 6.2.2 of the Cliff's Edge Master Development Plan and Design Guidelines, Product Walls or all walls interior to the subdivision shall not exceed 12 feet in height, of which six feet maximum may be solid block screen wall and six feet maximum may be retaining wall. Cross sections show retaining walls of 3 feet, which meet Cliff's Edge standards.

Although the Connectivity Ratio is not required for projects in Cliff's Edge, this project's ratio is 1.03, which is below the minimum 1.3 ratio required for projects in other parts of the city. The development has 14 internal street links, seven internal intersection nodes and seven cul-de-sac termini for a total Connectivity Ratio of 1.03.

The School District notes that both Bozarth Elementary School and Arbor View High School are both over-capacity for the 2012-2013 school year and there are no schools planned in the area.

FINDINGS (TMP-48877)

As the proposed tentative map conforms to the Cliff's Edge Development Agreement rules, the Cliff's Edge Master Development Plan for density and the Cliff's Edge Design Guidelines for product compliance, staff recommends approval of the request with conditions.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0