



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: COLEMAN-TOLL, LP

** STAFF RECOMMENDATION **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-49525	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

TMP-49525 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 with 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 Rezoning applications (ZON-1520 and ZON-2184), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 06/10/13 date stamped plans.
3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
4. Street names must be provided in accordance with the City's Street Naming and Addressing 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.

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

Public Works

8. Submit a Petition for Vacation to vacate all unused public easements on this site and grant new public easements on the Final Map for this site. If phasing is proposed, the Petitions for Vacations and the granting of new public easements shall record with the appropriate phase as required by the Department of Public Works.
9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.
10. Prior to the recordation of a Final Map for this site, provide a sewer relocation and abandonment plan, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works, prior to recordation a Final Map for this site.
11. No structures, trees or vegetation taller than three feet shall be allowed within the Common Lot between lots 16 and 17 due to the proposed public sewer easements.
12. 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.

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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. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
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

The requested Tentative Map for Franklin Park at Providence II consists of a 166-lot single family residential subdivision on 33.2 acres located at the northeast corner of Elkhorn Road and Shaumber Road. This map is accompanied by a request for a deviation from standard to allow an 84-foot interior intersection offset where a 125-foot offset is required. This intersection has been designed to deter improper traffic flow and is located in a portion of the subdivision that will not experience heavy traffic, and is supported by staff.

ISSUES

- The proposed map is located within the ML (Medium Low Density Residential) Land Use District of the Cliff's Edge Master Plan and the proposed 5.5 dwelling units per acre is less than the allowable density of eight dwelling units per acre.
- A Site Development Plan Review is not required prior to the request for a Tentative Map for development requests within the Cliff's Edge Master Plan Area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/05/03	The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.

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07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval.
02/18/04	The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.
10/17/07	The City Council approved a Tentative Map (TMP-23567) for a 199-LOT single family residential subdivision on approximately 33.2 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road. The Planning Commission and staff recommended approval.
05/15/09	The Final Map (FMP-29574) for "Franklin Park at Providence Phase I & Phase II Reversionary Map) was recorded.

<i>Most Recent Change of Ownership</i>	
02/22/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses affiliated with this application.	

<i>Pre-Application Meeting</i>	
05/13/13	A pre-application conference was held to discuss the proposed Tentative Map for a 166-lot single-family residential subdivision. The subdivision was previously reviewed by the Cliff's Edge's DRC.

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

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Field Check	
06/03/13	A field check was conducted by staff and found the site partially graded with retaining walls installed Shaumber Road.

Details of Application Request	
Site Area	
Gross Acres	33.2

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium Low Density Residential) – Cliff's Edge Land Use]
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium Low Density Residential) – Cliff's Edge Land Use]
South	Undeveloped/Single Family Dwellings	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium Low Density Residential) – Cliff's Edge Land Use]
East	Single Family Dwellings	PCD (Planned Community Development)/ School Park OS	PD (Planned Development) [ML (Medium Low Density Residential) – Cliff's Edge Land Use]
West	Undeveloped - Unincorporated Clark County	OL (Open Land) - Unincorporated Clark County	P-F (Public Facility) - Unincorporated Clark County

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<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

DEVELOPMENT STANDARDS

Pursuant to Cliff's Edge Master Development Plan and Design Guidelines, the following standards apply:

<i>Criteria</i>	<i>Required/Allowed</i>
Front – Living Area or Porch	
• Single Story Element	10'
• Two Story Element	10' for up to 60% of the wall plane; otherwise 15'
Front-Entry Garage	Less than 5' or 18 feet +
Turn-In Garage	10'
Side	
• Interior Lots	5'
• Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	5' for single-story element with no gable end, or 10' for two-story element or single-story element with a gable end
Corner Side	
• Single-Story Element	10' to living; 5' to porch*
• Two-Story Element	10'
Rear	
• Interior Lots	15' except that 10' allowed for up to 50% of the product width
• Perimeter Lots (Backing to any community level roadway or open space)	Same as Interior Lots, except that no more than three adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 5' is required
Rear Patio Covers/ 2 nd Story Decks	10'

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Accessory Structures - Less Than 14' Bldg. Ht. - Greater Than 14' Bldg. Ht.	Front: 10' Side: 3' Rear: 3' Front: 15' Side: 3' Rear: 5' if no window opening facing rear PL 10' if window openings face rear PL
Courtyard Walls * Greater than 32" in height	Front: 10' Interior Side: 0' Corner Side: 5'

<i>Open Space – Cliff's Edge</i>				
<i>Total Acreage</i>	<i>Units</i>	<i>Required</i>		<i>Provided</i>
		<i>Ratio</i>	<i>Area</i>	<i>Area</i>
33.2	166	25 SF Per Unit	4,150 SF	4,500 SF

<i>19.04.040 Connectivity</i>			
<i>Transportation Network Element</i>		<i># Links</i>	<i># Nodes</i>
Intersection – Internal		21	17
Non-Vehicular Path - Unrestricted		.5	
Total		21.5	17
		<i>Recommended</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>		1.30	1.26

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Shaumber Road	70-foot right-of way featuring a 25-foot landscape buffer with five-foot wide sidewalk.	Completed	Y
Puli Road	80-foot right-of way with an additional five-foot landscape buffer located at the back of a five-foot sidewalk	80-foot right-of way with an additional five-foot landscape buffer located at the back of a five-foot sidewalk	Y

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ANALYSIS

The proposed Tentative Map for a 166-lot single-family subdivision covers the remaining 30 acres of the Franklin Park at Providence subdivision. The subject site is located adjacent to the west side of Shaumber Road, approximately on the northwest corner Elkhorn Paseo Park and Shaumber Road. The proposed subdivision is accessed solely from Shaumber Road. No building elevations or floor plans have been submitted, nor is it required for a Tentative Map submittal.

The Cliff's Edge Master Development Plan and Design Guidelines, requires a 70-foot right-of-way with an additional 25-foot landscape buffer featuring a five-foot sidewalk through it along the east side of the subject property's street frontage along Shaumber Road. The improvements have been completed. Puli Road is to be an 80-foot right-of-way with an additional five-foot landscape buffer to be located at the back of the five-foot sidewalk along the subject property's street frontage.

Internal access to the residential lots will be provided via a 37-foot wide private residential street with "L" curbs as well as a four-foot wide sidewalk located on one side of the street. The proposed private streets are in conformance with the Cliff's Edge standards, but are not in conformance with the standards described in Title 19.02.140 for intersection offset requirements. A deviation from standard has been requested to allow an 84-foot intersection offset where a 125-foot offset is required. Staff has recommended approval of this request. A pedestrian access to the site is shown at the southwest corner of the site.

The submitted east/west cross sections depict maximum natural grade greater than to 2 percent across this site. Per Section 6.2.1 of the Cliff's Edge Design Guidelines for Community Walls, a development with natural slope greater than percent is allowed a maximum 6-foot retaining wall. Stepped retaining walls are shown on the west boundary and existing retaining walls are shown along the east boundary. The wall adjacent to Puli Road has a maximum retaining wall height of 4 feet and is stepped internal to the site. The wall adjacent to Shaumber Road has a maximum retaining wall height of 2.4 feet internal to the site with a total vertical exterior wall height of 6 feet, which is in compliance with the Cliff's Edge Design Guidelines. The submitted north/south cross section depicts maximum natural grade less than or equal to 2% across this site. The maximum retaining wall height on the north and south project perimeters is 1.4 feet and the maximum total vertical wall face is less than 8 feet, which is in compliance with Section 6.2.2 of the Cliff's Edge Design Guidelines for Product Walls. An existing retaining wall is shown on the southern boundary and a proposed retaining wall of varying height is proposed along the northern boundary. All lots shown are between 30 to 45 feet in width, which allow for a maximum retaining wall height of three feet with a six-foot screen wall on top of the retaining wall.

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Staff recommends approval of the requested Tentative Map, as it is in conformance with The Cliff's Edge Master Development Plan and Design Guidelines.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 474

APPROVALS 1

PROTESTS 0