



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2013

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
MARJAN INTERNATIONAL CORPORATION**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-49575	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-49575 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. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.
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 Department of Field Operations prior to recordation, and must include a statement that all

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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.Grant an Equestrian Trail Easement adjacent to Iron Mountain Road for all portions of the required trail that not within the public right of way and grant public Pedestrian access easements for all public sidewalk areas not within the public right of-way. If the trail path is to be deeded to the City, it must be created as a separate common lot on the Final Map for this site.

7.Construct half-street improvements including appropriate transitions on Iron Mountain Road and Leon Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construct the required Equestrian Trail on Iron Mountain Road per Exhibit 3 of the Trails Element as required by the Department of Public Works and the Department of Planning. 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.

8.All private improvements and landscaping installed with this project 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.

9.Submit an Encroachment Agreement for landscaping and private improvements in the Iron Mountain Road public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229 4836).

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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 in accordance with Title 19.02.130.D.

11. 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 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 50-lot single family residential subdivision on the subject site. Access to the site is provided from Iron Mountain Road. Pedestrian connections to neighboring streets and properties are provided on the west, south and north perimeters. The subdivision includes 47-foot wide public streets with five-foot sidewalks on both sides of the street and a five-foot private amenity zone on each lot frontage for tree plantings. As the proposed map conforms to Nevada Revised Statutes and Title 19 requirements, staff recommends approval with conditions.

ISSUES

- The proposed minimum lot size is 60 feet. A 60-foot lot width no longer requires a variance, as Title 19 was recently amended through Ordinance #6257 to allow 60-foot minimum lot widths in the R-1 (Single Family Residential) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/12/64	The City Council approved the Annexation (A-0003-64) of approximately 5,000 acres to the City of Las Vegas generally located north of Lone Mountain Road, west of Decatur Boulevard. The annexation became effective 05/18/64.
04/02/08	The City Council approved a General Plan Amendment (GPA-25905) to amend the land use designation of a portion of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to L (Low Density Residential) on 30.20 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Rezoning (ZON-25906) from R-E (Residence Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre) on 30.20 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Planning Commission recommended approval; staff recommended denial.

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04/02/08	The City Council approved a Site Development Plan Review (SDR-25908) for a 126-unit single family residential development on 30.20 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The approval expired on 04/02/10.
06/19/13	The City Council adopted Ordinance #6257 reducing the minimum lot size in the R-1 (Single Family Residential) zoning district from 65 feet to 60 feet. The ordinance became effective 06/23/13.
06/19/13	The City Council approved a request for a Rezoning (ZON-48851) from R-PD4 (Residential Planned Development – 4 Units Per Acre) to R-1 (Single Family Residential) on the subject site. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
09/16/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses are related to the subject site.	

<i>Pre-Application Meeting</i>	
04/22/13	The original subdivision layout contained 36 lots that had widths of less than 65 feet and 10 lots having less than 6,500 square feet in area. Variances for each lot not meeting Title 19 standards would be required, unless a proposed ordinance reducing the minimum lot width in the R-1 zoning district to 60 feet is adopted prior to the Planning Commission meeting for the Tentative Map. An equestrian trail and landscape buffer are required to be shown along Iron Mountain Road.

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

<i>Field Check</i>	
06/04/13	The site is mostly flat and is undeveloped with desert vegetation. A perimeter wall is already constructed on the west perimeter adjacent to existing homes.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.44

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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	L (Low Density Residential)	R-1 (Single Family Residential)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<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

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	6,500 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Density	5.49 du/ac	4.37 du/ac	Y

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Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	N/A	N/A
• South	1 Tree / 30 Linear Feet	16 Trees	28 Trees	Y
• East	N/A	N/A	N/A	N/A
• West	N/A	N/A	N/A	N/A
TOTAL PERIMETER TREES		16 Trees	28 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	6 Feet		6 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		6 Feet	Y
Max. Perimeter Wall Height:				
North	6 to 8 Feet screening 4 Feet retaining 10 Feet total with retaining		6 Feet screen 2 Feet retaining (8 feet on north face)	Y
South (Iron Mountain Rd.)	6 to 8 Feet screening 4 Feet retaining 10 Feet total with retaining		6 Feet screen 3 Feet retaining (9 Feet facing trail)	
East	6 to 8 Feet screening 4 Feet retaining 10 Feet total with retaining		6 Feet screen 2.5 Feet retaining (8.5 feet on east face)	
West (Leon Ave.)	6 to 8 Feet screening 4 Feet retaining 10 Feet total with retaining		6 Feet screen 0.5 Feet retaining (6 Feet facing Leon)	

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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>
Leon Avenue	Minor Street	Title 13	51	Y
Iron Mountain Road	Major Collector	Master Plan of Streets and Highways Map	80	Y

19.04.040 Connectivity			
<i>Transportation Network Element</i>		<i># Links</i>	<i># Nodes</i>
Internal Street		7	
Intersection – Internal			5
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			0
Intersection – Stub Terminus w/ Temporary Turn Around Easements			0
Non-Vehicular Path - Unrestricted		1.5	
Total		8.5	6
		<i>Required</i>	<i>Provided</i>
Connectivity Ratio (Links / Nodes):		1.30	1.42

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	50 units	2 spaces per unit	100				
TOTAL SPACES REQUIRED			100		100		Y
Regular and Handicap Spaces Required			100	0	100	100	Y

ANALYSIS

The subject site is not part of any special area plan or overlay district. A 20-foot wide equestrian trail is required along the north side of Iron Mountain Road per the Trails Element of the Las Vegas 2020 Master Plan. In order to provide the trail in conjunction with Complete Streets requirements, the amenity zone will be located within the right-of-way, the sidewalk will be on private property but be maintained by the City, and the trail path and six-foot landscape buffer will be maintained by the homeowners association.

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Lots range in size from 6,500 square feet to 13,586 square feet. It is noted that half-street improvements are required on Leon Avenue abutting the western boundary of this site, but there are no vehicular connections to this site or to any neighboring property. There is, however, a planned pedestrian access between Lots 18 and 19 from the internal public street to Leon Avenue. In addition, the east side of Leon Avenue will be buffered from residential lots by a six-foot area of decomposed granite. Landscaping is not required in this buffer.

Ordinance #6257, which went into effect 06/23/13, reduced the allowable lot width in the R-1 (Single Family Residential) zoning district from 65 feet to 60 feet. This affects 36 lots in the proposed subdivision that otherwise would have required variances from Title 19.06.

The submitted east-west cross sections depict maximum natural grade between 0% and 2% across this site. Per the Tables in Title 19.06.070, a development with a natural slope of less than 2% is allowed a maximum 10-foot tall perimeter wall with no more than four feet of retaining wall per step. A 6.5-foot wall, including 0.5 foot of retaining, is proposed along the west side and a 8.5-foot wall that includes 2.5 feet of retaining is proposed along the east side in conformance with Title 19. The City recommends that the side of the wall with the greatest vertical exposure be on the inside of the proposed development so as not to create externalities with respect to neighboring properties. The wall on the east perimeter does not follow this recommendation, due to proposed grading of the internal streets lower than the lots.

The submitted north-south cross section depicts maximum natural grade between 0% and 2% across this site. Per the Tables in Title 19.06.070, a development with a natural slope of less than 2% is allowed a maximum 10-foot tall perimeter wall with no more than four feet of retaining wall per step. A nine-foot wall is proposed along the equestrian trail that includes three feet of retaining, and an eight-foot wall that includes two feet of retaining is proposed along the north perimeter, in conformance with Title 19. The City recommends that the side of the wall with the greatest vertical exposure be on the inside of the proposed development so as not to create externalities with respect to neighboring properties. The wall facing Iron Mountain Road would be nine feet in height, and the north face of the wall abutting the north property line would be eight feet in height.

FINDINGS (TMP-49575)

The proposed tentative map conforms to Nevada Revised Statutes and Title 19 requirements. Staff therefore recommends approval with conditions.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0