



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 11, 2014

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G
SPRING, LLC**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-52116	Staff recommends DENIAL.	
ZON-52117	Staff recommends DENIAL.	GPA-52116
WVR-52169	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169
TMP-52119	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169 WVR-52169

**** CONDITIONS ****

WVR-52169 CONDITIONS

Planning

- 1.Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.
- 2.This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 3.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

- 4.Vehicular movements at the northern most street intersecting on Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

Conditions Page Two
March 11, 2014 - Planning Commission Meeting

TMP-52119 CONDITIONS

Planning

1. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. Special Use Permits (SUP-46572 and SUP-46573) and Site Development Plan Review (SDR-46570) are hereby expunged.
5. The standards for this development shall include a minimum lot size of 3,000 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Installed landscaping shall not impede visibility of any traffic control device.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. 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.

Conditions Page Three

March 11, 2014 - Planning Commission Meeting

10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Grand Canyon Drive and 30 feet for Echelon Point Drive. Additionally, dedicate a 25-foot radius on the southwest corner of Deer Springs Way and Grand Canyon Drive and a 20-foot radius at the northwest corner of Grand Canyon Drive and Echelon Point Drive concurrent with the recordation of a Final Map for this site.
13. Construct half-street improvements on Deer Springs Way, Grand Canyon Drive and Echelon Point Drive, including appropriate transitions where legally able adjacent to this site concurrent with development of this site. Additionally, install two lanes of temporary pavement on the Grand Canyon Drive frontage of parcel 125-19-701-001 and the Deer Springs Way frontage of parcels 125-19-202-020, -021 and -022 unless already constructed.

**Conditions Page Four
March 11, 2014 - Planning Commission Meeting**

14. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Land Development Section of the Department of Building and Safety for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Echelon Point Drive adjacent to this site on Assessor's Parcel # 125 19 301-006 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel 125 19-301-006 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Operations and Maintenance. If the BLM Grant will be in the City's name, the City will submit the application to the BLM. If the BLM Grant will be in the developer's name, the developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant.
15. All landscaping and private improvements 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.
16. 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.

Staff Report Page One
March 11, 2014 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site containing 10.18 acres of undeveloped land located at the southwest corner of Deer Springs Way and Grand Canyon Drive. The application is for General Plan Amendment, Rezoning and street intersection offset Waiver in conjunction with a proposed Tentative Map for a 58-lot single family residential subdivision. The General Plan Amendment will allow for a higher residential density than the two dwelling units per acre that is currently designated for this site. The requested changes to the ML (Medium Low Density Residential) and R-CL (Single Family Compact-Lot) designations with 58 single family homes is inappropriate for this rural setting, prompting staff to recommend denial of all requests. If denied, the current zoning and land use designations will remain, and the site could not otherwise be developed except as currently designated.

ISSUES

- A General Plan Amendment is required to amend the Centennial Hills Sector Land Use Map from the RNP (Rural Neighborhood Preservation) land use designation to the ML (Medium Low Density Residential) land use designation.
- A Rezoning of the subject site from the U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to the R-CL (Single Family Compact-Lot) zoning district is required.
- Approval of a Waiver from Title 19.02.140 is required to allow the distance between street intersections to be 164 feet where 220 feet is the minimum required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/07/07	The City Council approved an Annexation (ANX-12215) request of the property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The effective date was 02/16/07.
05/02/07	The City Council approved an Annexation (ANX-19561) request of the property generally located on the south side of Deer Springs Way approximately 290 feet west of Grand Canyon Drive. The effective date was 05/11/07.

**Staff Report Page Two
March 11, 2014 - Planning Commission Meeting**

10/25/07	The Planning Commission approved a request to Withdraw a General Plan Amendment (GPA-24352) from RNP (Rural Neighborhood Preservation) to L (Low Density Residential) on 10 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive.
10/09/12	The Planning Commission approved a Special Use Permit (SUP-46572) request for a Private School, Secondary Use on the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
10/09/12	The Planning Commission approved a Special Use Permit (SUP-46573) request for a Private School, Primary Use on the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
10/09/12	The Planning Commission approved a Site Development Plan Review (SDR-46570) request for a 121,800 square-foot private school on 10.0 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
01/14/14	The Planning Commission voted to hold this item in abeyance to the 02/11/14 Planning Commission meeting at the request of the applicant.
02/11/14	The Planning Commission voted to hold this time in abeyance to the 03/11/14 Planning Commission meeting. The abeyance was requested by the Planning Commission.

Most Recent Change of Ownership

09/26/13	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

11/28/12	A civil improvement plan (#47523) was applied for; however it has not been issued.
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Pre-Application Meeting

11/20/13	A pre-application meeting was held with the applicant's designated representative and the points below were discussed. 1. Additional fire hydrants are needed at beginning of each street near along Grand Canyon Drive. 2. Private street signs in the proper color with the wording "privately maintained" are required on all private streets. 3. A flood control study is required. 4. A traffic study is needed to address the possible need for a bus turnout. 5. The development requirements for the R-CL (Single Family Compact -Lot) zoning district.
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Staff Report Page Three
March 11, 2014 - Planning Commission Meeting

Neighborhood Meeting	
12/16/13	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive and the following concerns were noted: 1. That existing roads are not sufficient to handle additional traffic capacity. 2. The proposed lot sizes are too small. There was a request for minimum ½-acre lots. 3. The public questioned safety of the street off-set Waiver due proximity of and the traffic conditions created by the secondary school to the south of the site.
02/06/14	A follow up neighborhood meeting is scheduled to be held at the Centennial Center Community Center located at 6601 North Buffalo Drive at 5:30 p.m.
02/06/14	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive at 5:30 p.m. and the following concerns were noted: 1. That the proposed development is too many lots. 2. Overall, the attendee would support a zone change to R-1 (Single Family Residential) with a minimum lot size of 6,500 square feet. 3. There was opposition and support for direct vehicle access to Deer Springs Way. 4. There was a request that the site remain at 2 dwelling units per acre. 5. There was a request that no parking be allowed on the County side of Echelon Pointe Drive. 6. The public questioned safety of the street off-set Waiver due proximity of and the traffic conditions created by the secondary school to the south of the site.

Field Check	
12/05/13	A field check was to the subject property, which revealed a vacant undeveloped lot.

Details of Application Request	
Site Area	
Gross Acres	10.18

Staff Report Page Four
March 11, 2014 - Planning Commission Meeting

<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	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped	RL (Residential Low) – Clark County	R-D [Suburban Estates Residential (3 Units per Acre)] – Clark County
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County	R-E [Rural Estates Residential (2 Units per Acre)] – Clark County
	Undeveloped	PF (Public Facilities)	U (Undeveloped)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	PF (Public Facilities)	U (Undeveloped)

<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	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 19.06.080, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	3,000 SF	4,275 SF	Y
Min. Lot Width	35 Feet	45 Feet	Y

Staff Report Page Five
March 11, 2014 - Planning Commission Meeting

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Setbacks - Front - To the House - To the Front Entry Garage - Side - Corner - Rear	14 Feet 18 Feet 10 Feet (Combined) 10 Feet 10 Feet	14 Feet 18 Feet 5 Feet 10 Feet 10 Feet	Y Y Y Y Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	N/A*	
Max. Building Height	2 Stories or 35 Feet		
Mech. Equipment	Screened		

*Lot coverage, building heights and equipment screening will be reviewed through the building permit process

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
(Undeveloped) [RNP (Rural Neighborhood Preservation)]	2.0	5
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Proposed</i>
R-CL (Single Family Compact Lot)	8.49	58

<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
RNP (Rural Neighborhood Preservation)	2.0	5
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium Low Density Residential)	8.49	86

Pursuant to Title 19.06.040 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	21 Trees	32 Trees	Y
• East	1 Tree / 30 Linear Feet	16 Trees	20 Trees	Y

Staff Report Page Six
March 11, 2014 - Planning Commission Meeting

TOTAL PERIMETER TREES		37 Trees	52 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
Wall Height	Maximum of 10 feet on perimeter		10 feet	Y

<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>
Deer Springs Way	Major Collector	Planned Streets and Highways Map	38	N
Grand Canyon Drive	Major Collector	Planned Streets and Highways Map	26	N

19.04.040 Connectivity		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	2	0
Intersection – Internal	0	0
Cul-de-sac Terminus	0	2
Intersection – External Street or Stub Terminus	0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	0
Non-Vehicular Path - Unrestricted	1	0
Total	3	2
	<i>Required</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	1.30	1.5

Staff Report Page Seven
March 11, 2014 - Planning Commission Meeting

Pursuant to Title 19.12 the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	58 units	2 spaces per unit	116				
TOTAL SPACES REQUIRED			116		116		
Regular and Handicap Spaces Required			116	0		N/A	116*

*The minimum parking requirement to be satisfied by garage and/or driveway parking.

Waivers		
Requirement	Request	Staff Recommendation
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way sixty feet or more shall be offset from any other intersection by at least 220 feet.	Allow an intersection offset of 164-foot where 220 feet is the minimum required.*	Denial

*The Tentative Map was revised after the public notice was sent. The revised intersection offset is 169 feet.

ANALYSIS

This development is designed in a manner consistent with the ML (Medium Low Density Residential) land use designation and design requirements of Title 19.06.080 for the R-CL (Single Family Compact-Lot) zoning district; however, a Waiver from Title 19.02.140 street intersection offset-standard is required. The requested Waiver would allow an external street to be 169 feet from a street where 220 feet is the minimum required by code.

As proposed, the project will have a density of 5.6 (the proposed Tentative Map states 5.73) dwelling units per acre, which is a 180 percent density increase from what is currently allowed. However, should this project fail or be redesigned the ML (Medium Low Density Residential) designation allows for a maximum density of 8.49 dwelling units per acre, which represents a 324 percent density increase from the 2.0 dwelling units per acre permitted in the RNP (Rural Neighborhood Preservation) land use designation.

**Staff Report Page Eight
March 11, 2014 - Planning Commission Meeting**

A land use designation of R (Rural Density Residential) would be a better density transition from the existing RL (Residential Low) land use designated properties to the north, RNP (Rural Neighborhood Preservation) and PF (Public Facilities) land use designated properties to the south. In addition, R (Rural Density Residential) matches the land use designation of the property to the east and allows densities of up to 3.59 dwelling units per acre.

The proposed lot sizes and widths meet the minimum requirements for the R-CL (Single Family Compact-Lot) zoning district. Lot sizes range from 4,275 square feet to 9,653 square feet with lot width ranging from 45 to 93 feet. No comments will be made on the proposed residential structures, as no building models were submitted for public review. Should any proposed structure not comply with the minimum zoning requirements for the R-CL (Single Family Compact-Lot) zoning district said structure will require an approved variance, deviation or waiver prior to construction.

The Clark County School District expressed opposition to the increased density of the new development, as the existing public primary and secondary schools in the area are near or over capacity with no additional schools planned for the area. Bozarth Elementary is at 138 percent capacity, Escobedo Middle School is at 73 percent capacity and Centennial High School is at 116 percent of capacity.

Citizens that attended the required neighborhood meeting also expressed opposition to this project. Negative comments were expressed pertaining to the proposed lot size, and attendee questioned if existing roads have the ability to handle increase capacity. Additional safety concerns were also raised about the requested street offset Wavier with regard to proximity to the public primary school (Edmundo Escbedo Middle School) and the location of the offset street on Grand Canyon Drive.

Public Works also expressed concern regarding the requested intersection offset Waiver. A Condition of Approval was added for the possible restriction of the ingress and egress on the north most residential street on Grand Canyon Drive at the discretion of the City Traffic Engineer from the subdivision should any issue arise from the requested Waiver.

There are no trails or other overlay districts that coincide with the site; however, there is a proposed Equestrian Trail that is located adjacent to the property. The trail runs along the north side of Deer Springs and the east side Grand Canyon Drive.

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.080, a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. Two-foot retaining walls are shown in the east/west cross section and are proposed on the east and west property lines. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.080.

**Staff Report Page Nine
March 11, 2014 - Planning Commission Meeting**

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. The north property line shows a 2-foot retaining wall and the south property line does not show a retaining wall. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.080.

Public Works has no immediate concerns with the requested Waiver of intersection offset distance; however, it is possible that traffic patterns in the future might require the limitation of vehicular movements at the subject intersection to ensure safe operation.

In response to concerns raised at the neighborhood meeting the applicant has revised the Tentative Map by enlarging lots sizes and extending the distance between street intersections of Deer Springs Way and north most residential street. The Tentative Map was noticed with 63 lot single family subdivision and it has been revised to 58 lot single family subdivision. The street intersection offset Waiver was noticed at 164 feet and the revised distance is 169 feet. The site revisions are an improvement, but this development is still unsuitable for the surrounding area.

In summation, the proposed project overbuilds the existing site and overburdens the neighboring sites. The unsuitability of this project is reinforced by the requested intersection street offset Waiver and the overcrowding of the existing public schools. This project will create an inconsistent land use density in the area. For these reasons, staff recommends denial of this project.

FINDINGS (GPA-52116)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed ML (Medium Low Density Residential) land use designation is not compatible with the surrounding land uses, as the existing properties to the north have the land use density [RL (Residential Low) with zoning] that allows 3 dwelling units to the acre, the property to the south [RPN (Rural Neighborhood Preservation)] that allows up to 2 dwelling units per acre and PF (Public Facilities), to the east the land use designation [R (Rural Density)] allow up to 3.59 dwelling unit per acre and the property to the west has the land use designation of PF (Public Facilities).

Staff Report Page Ten
March 11, 2014 - Planning Commission Meeting

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district will allow significantly smaller lots (approximately 1/14th of acre) than any of the surrounding zoning districts. The zoning districts to the north and east allows lot sized of about 1/3 of an acre and the zoning district to the south allow for lot sizes approximately 1/2-acre in size. This development is not compatible with the neighboring properties.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

The site has direct access to Deer Springs Way (a 100-foot right-of-way), Grand Canyon Drive (a 100-foot right of way) and Echelon Point Drive (a 47-foot right-of-way), streets that are designed to handle volume of traffic associated with residential development. However, attendees at the neighborhood meeting had expressed concern that the existing roadways may not be able to handle the additional traffic resulting from the project.

Public Works has also expressed concern of the potential traffic congestion that may arise from the requested street intersection offset Waiver that accompanies this development. A Condition of Approval was added by Public Works addressing their concern. Additionally, the proposed development density will further magnify the existing overcrowded public schools in the area.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The proposed development is not subject to any other plans and is in compliance with additional policies.

FINDINGS (ZON-52117)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district is within the allowable density range of the proposed ML (Medium Low Density Residential) General Plan designation.

Staff Report Page Eleven
March 11, 2014 - Planning Commission Meeting

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Although limited by the density restrictions of the General Plan, the higher densities allowed by the R-CL zoning district would not be compatible with the low and rural densities established on neighboring properties and has the potential of being a being an island of density.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

This undeveloped property is appropriate for residential development, as it is surrounded by developed single-family homes or undeveloped parcels; however, the proposed development fails to meet the Las Vegas 2020 Master Plan Objective 3.2. “To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes.” The proposed rezoning to R-CL (Single Family Compact-Lot) would not allow for the necessary transition from lower to higher densities in this area of the city.

4.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The proposed development has access to Deer Springs Way (a 100-foot Primary Arterial), Grand Canyon Drive (100-foot Primary Arterial) and Echelon Point Drive (a 47- Residential Street). The three streets provide adequate capacity to easily accommodate the proposed development; however, should traffic issues arise in the future a condition of approval has been added by Public Works to restrict circulation patterns along Grand Canyon Drive.

FINDINGS (WVR-52169)

The proposed street intersection offset Waiver is too close to in distance a Primary Arterial and may result in future traffic conflicts. Staff recommends denial of the Waiver and Tentative Map applications are not supported by staff.

FINDINGS (TMP-52119)

The proposed Tentative Map conforms to Title 19.06.80 design standards for R-CL (Single Family Compact-Lot); however the proposed density and lot configuration is too intense for this location. For these reasons, staff recommends denial of this application.

Staff Report Page Twelve
March 11, 2014 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 128

APPROVALS 0

PROTESTS 6 [GPA-52116 & TMP-52119]
5 [ZON-52117 & WVR-52169]