



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 12, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: MOSAIC LAND, LLC – OWNER: S I C NEVADA ONE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-58507	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-58507 CONDITIONS

Planning

1. Approval and conformance to the conditions of approval of Administrative Deviation (DVN-58510) shall be required, if approved.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming and Addressing 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

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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.

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

Public Works

7. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way concurrent with the recordation of a Final Map for this site. Additionally, submit all required documentation and support materials to the Right-of-Way Section of the Department of Operations and Maintenance for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Inyo Avenue adjacent to this site on Assessor's Parcel # 125-19-301-012 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 125-19-301-012 may occur until the grant is authorized by BLM and recorded by the Right-of-Way Section. 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.
8. Construct half-street improvements including appropriate overpaving and pavement transitions on Deer Springs Way adjacent to this site concurrent with development of this site. Additionally, construct full width street improvements on Inyo Avenue including the full cul-de-sac bulb. Obtain approval from Clark County for improvements on the south half of Inyo Avenue. 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. The applicant must accept responsibility for all stipulations required by the Bureau of Land Management (BLM) in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

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10. Public sewer mains shall be design so that they are typically 5 feet off the street centerlines. Final design of the sewer infrastructure must meet the approval of the Sanitary Sewer Section of the Department of Public Works.
11. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
12. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way public right-of-way and any other public streets 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).
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
14. 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 or submittal of any construction drawings, 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.
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 additional 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 Bristle Heights consists of a proposed 58-lot single-family residential subdivision on 10.42 acres located adjacent to the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. On 04/14/15, the Planning Commission approved a Rezoning (ZON-58154) from PD (Planned Development) to R-CL (Single Family Compact-Lot) to conform to the previously approved ML (Medium Low Density Residential) land use designation. The proposed 58-lot single-family residential subdivision adheres to the minimum requirements for the R-CL zoning designation. There is a vehicular connection to the neighboring subdivision to the east. Additionally, the subdivision includes 47-foot wide public streets with five-foot sidewalks on both sides of the street and a three-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

- Staff approved an associated Administrative Deviation (DVN-58510) to allow a connectivity ratio of 1.28 where 1.30 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 a Petition to Annex (ANX-12215) 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road. The Planning Commission and staff recommended approval. The annexation became effective 02/16/07.
06/06/07	The City Council approved a General Plan Amendment (GPA-20465) from R (Rural Density Residential) to PCD (Planned Community Development) on 23.30 acres south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended denial.
04/16/08	The City Council approved a Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 23.62 acres south of Deer Springs Way, east of Hualapai Way, which included the Providence Square Master Development Plan and Design Standards. The Planning Commission recommended approval; staff recommended denial.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The City Council approved a Petition to Vacate (VAC-25759) U.S. Government Patent Easements generally located east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 04/16/11.
	The City Council approved a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot commercial development on 23.62 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/16/12.
08/06/08	The City Council approved a Petition to Vacate (VAC-28087) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 08/07/11.
09/18/13	The City Council approved a General Plan Amendment (GPA-49489) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Rezoning (ZON-49494) from PD (Planned Development) to R-CL (Single Family Compact-Lot) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
12/10/13	The Planning Commission approved a Petition to Vacate (VAC-50851) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. An Order of Relinquishment of Interest was recorded 05/28/14.
	The Planning Commission approved a Tentative Map (TMP-50852) for a 60-lot single-family residential subdivision on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. Staff recommended approval.
04/08/14	The Planning Commission approved a Variance (VAR-52810) to allow a wall height of 15 feet for a 50-foot section of perimeter wall adjacent to the 215 beltway where 12 feet is the maximum height allowed on a portion of 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. Staff recommended approval.
05/08/14	A Final Map (FMP-53264) for an 18-lot single-family residential subdivision on 2.28 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way, was recorded.
10/21/14	A Final Map (FMP-53457) for a 42-lot single-family residential subdivision on 5.73 acres on the south side of Deer Springs Way, approximately 1,175 feet east of Hualapai Way, was recorded.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/18/15	The City Council approved a General Plan Amendment (GPA-57033) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. Planning Commission and staff recommended approval.
04/14/15	The Planning Commission is scheduled to hear a Rezoning request from PD (Planned Development) to R-CL (Single Family Compact-Lot) on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. Staff recommended approval.
04/13/15	Staff is administratively reviewing an Administrative Deviation (DVN-58510) to allow a reduction in the required connectivity ratio from 1.30 to 1.28 on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way.

<i>Most Recent Change of Ownership</i>	
11/19/10	A deed was recorded for a change in ownership on APN 125-19-301-002.
11/06/12	A deed was recorded for a change in ownership on APN 125-19-301-003.

<i>Related Building Permits/Business Licenses</i>	
There are no related business licenses or building permits for development on the subject site.	

<i>Pre-Application Meeting</i>	
03/18/15	Staff met with the applicant and reviewed the options available to develop a 58-lot single-family residential development at this location. The submittal requirements for a Tentative Map were discussed. Also, it was determined that either a Variance or Administrative Deviation would be required for the connectivity ratio of 1.28 where 1.30 is required.

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

<i>Field Check</i>	
04/02/15	The site is undeveloped and contains rocky soil and desert vegetation.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.42

<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	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential) – Clark County
South	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County
East	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

<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 Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	3,000 SF	5,000 SF	Y
Min. Lot Width	35 Feet	50 Feet	Y
Min. Distance Between Intersections	125 Feet	125 Feet	Y

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<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front (to dwelling)	14 Feet	14 Feet	Y
• Front (to garage face)	18 Feet	18 Feet	Y
• Side	10 Feet (Combined)	10 Feet (Combined)	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y

Pursuant to Title 19.04, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Major Collector (Deer Springs Way)	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	24" box shade trees at 40' intervals	24" and 36" box at 40' intervals	Y
47-Foot Wide Residential Streets (Streets "A", "B", "C", "D" and Inyo Avenue)	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	24" box shade trees at 25' intervals	24" box trees at 25' intervals	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	Master Plan of Streets and Highways	30	N

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	9	
Intersection – Internal		7
Cul-de-sac Terminus		
Intersection – External Street or Stub Terminus		
Intersection – Stub Terminus w/ Temporary Turn Around Easements		
Non-Vehicular Path - Unrestricted		
Total	9	7
	<i>Required</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	1.30	1.2857*

**Staff is reviewing an Administrative Deviation (DVN-58510) to allow a connectivity ratio of 1.28 where 1.30 is the minimum required.*

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Pursuant to Title 19.08 and 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	2 Spaces per Unit	116				
TOTAL SPACES REQUIRED			116		116		Y
Regular and Handicap Spaces Required			116	N/A	116	N/A	Y

ANALYSIS

The subject site is a 10.42-acre undeveloped lot located at the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. In March of 2015, the City Council approved a General Plan Amendment (GPA-57033) to remove the subject site from the approved Providence Square Master Plan and change the land use designation to ML (Medium Low Density Residential). On 04/14/15, the Planning Commission approved a Rezoning (ZON-58154) from PD (Planned Development) to R-CL (Single Family Compact-Lot) to conform to the previously approved ML (Medium Low Density Residential) land use designation and continue to prepare the site for future single-family residential development.

The applicant is currently requesting a Tentative Map for a 58-lot single-family subdivision to cover the 10.42-acre site. The previously approved General Plan Amendment (GPA-57033) changed the land use designation from PCD (Planned Community Development) to ML (Medium Low Density Residential) and allows the site to accommodate up to 8.49 dwelling units per acre. As proposed, the subject site would have a density of 5.8 dwelling units per acre, which complies with the maximum density limitations.

The proposed lots take access from Deer Springs Way. As an 80-foot wide Major Collector, Title 19.04 requires Deer Springs Way to be constructed to Complete Streets Standards. These standards include provisions of five-foot sidewalks and three-foot amenity zones within the right-of-way, with shade trees to be spaced a maximum of 40 feet on center within the planter area. The submitted landscape plan, date stamped 03/26/15, illustrates compliance with the minimum requirements of Title 19.04.190 with a three-foot wide amenity zone and 36-inch box Rio Grande Ash or 24-inch box Holly Oak every 40 feet on center. In addition, perimeter landscaping is required outside of the right-of-way along Deer Springs Way, consisting of a six-foot buffer area with deciduous, evergreen or palm trees spaced a maximum of 40 feet on center. The submitted landscape plan illustrates compliance with a six-foot wide buffer area and 24-inch box Texas Mountain Laurel or Holly Oak trees every 40 feet on center.

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Direct access to the residential lots will be provided via 47-foot wide public streets with five-foot wide sidewalks located on either side of the street. As proposed, the 47-foot wide public streets are to be constructed to Complete Street Standards. The submitted tentative map and landscape plan illustrate three-foot wide amenity zones with shade trees spaced 25 feet on center, which adhere to the minimum requirements outlined by Title 19.04.210. Adjacent to the east of the subject site is a single-family residential subdivision, in which the applicant is proposing a connection. According to the submitted tentative map, Inyo Avenue, which is a 47-foot wide public street, provides interconnectivity between the two single-family residential subdivisions.

The lot sizes of the development range from 5,000 square feet up to 9,149 square feet. According to the submitted Tentative Map, the proposed home models adhere to the minimum setback requirements for the R-CL (Single Family Compact-Lot) zoning designation as outlined by Title 19.06. The floor plans of the individual model types were not submitted as a part of this review. A detailed review of the floor plans will occur during the plan check and permitting process.

The connectivity ratio of 1.28 is below the standard of 1.30, as outlined by Title 19.04.040. Connectivity is a measure of how efficiently a transportation network provides access between internal and external destinations. A well-connected street system has minimal dead-ends (cul-de-sacs). As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations. A higher connectivity ratio creates a transportation system that is more accessible, especially for pedestrians and bicyclists. A Variance is normally required to deviate from the 1.30 minimum requirement; however, Title 19.04.040(B)(2)(a) allows the connectivity ratio to be reduced through the submittal of an Administrative Deviation application, with the advisement of the Director of Public Works. The Department of Public Works supports the Administrative Deviation, as the subject site is extremely limited on connectivity options. Located to the south of the subject site is the 215 Beltway with a substantial grade differential creating a gap between any potential connections to the Beltway Trail. Adjacent to the east is a single-family residential subdivision, in which the applicant is proposing a connection.

The submitted north/south and east/west cross sections depict a grade ranging from 3% to 4.7% across this site. Per the Tables in Subdivision Code 19.06.050, a development with slope more than 2% is allowed a maximum six-foot retaining wall. The combination of perimeter walls and retaining walls cannot exceed 12 feet. The submitted cross section, date stamped 03/24/15, depicts a maximum retaining wall height of four feet, six inches, which is in compliance with Title 19.06.

FINDINGS (TMP-58507)

As the designed tentative map conforms to Nevada Revised Statutes for subdivision of land and Title 19.06 requirements for R-CL (Single Family Compact-Lot) development, staff recommends approval, with conditions.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0