



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ZON-62349	Staff recommends APPROVAL.	
WVR-62529	Staff recommends APPROVAL, if approved subject to conditions:	ZON-62349
VAC-62354	Staff recommends APPROVAL, if approved subject to conditions:	
TMP-62355	Staff recommends APPROVAL, if approved subject to conditions:	ZON-62349 WVR-62529 VAC-62354

**** CONDITIONS ****

WVR-62529 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-62354) and Tentative Map (TMP-62355) shall be required, if approved.
2. This approval shall be void four (4) years from 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.

YK

VAC-62354 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located adjacent to Assessor Parcel Number 125-19-701-001 as shown on the submitted exhibit for property generally located on the southeast corner of Deer Springs Way and Grand Canyon Drive.
2. The Order of Relinquishment shall record concurrent with the Final Map for this site.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-62355 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 Waiver (WVR-62529) and Vacation (VAC-62354) applications.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
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 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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A petition of vacation, such as VAC-62354, to eliminate the City's interest in patent easements on this site shall record prior to or concurrent with the recordation of the Final Map for this site. Alternatively, the Final Map shall show the existing patent easements if it records prior to the Petition of Vacation.

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8. Dedicate 40 feet of right-of-way for Deer Springs Way, 40 feet of right-of-way for Grand Canyon Drive, and 30 feet for Echelon Point Drive and dedicate a 40-foot radius at the southeast corner of Deer Springs Way and Grand Canyon Drive and a 20-foot radius at the northeast corner of Grand Canyon Drive and Echelon Point Drive. Additionally, grant a Traffic Signal Chord Easement at the southeast corner of Deer Springs Way and Grand Canyon Drive. Grant a Public Pedestrian Access Easement for all sidewalk areas located outside the public right-of-way. All dedications and easements shall be shown on the Final Map for this site.
9. Grant an Equestrian Trail Easement on Grand Canyon Drive. The trail shall be located within a common lot and be maintained by the Homeowner's Association.
10. Construct half street improvements on Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive adjacent to this site concurrent with development of this site. Improvements on Deer Springs Way and Echelon Point Drive must match adjacent improvements to the east. Improvement on Grand Canyon Drive must meet Complete Street Standards and conform with 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.
11. Construct a median in Echelon Point Drive meeting the approval of the City Traffic Engineer that allows left turns in and out of this site yet restricts U-turns on Echelon Point Drive concurrent with development of this site.
12. 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.
13. 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.

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14. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive public rights-of-way, if any, 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).
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 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.
16. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval of a proposed 18-lot single-family, detached residential subdivision on five acres located at the southeast corner of Grand Canyon Drive and Deer Springs Way in Centennial Hills. The parcel is currently undeveloped. This project includes a request to Rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan land use designation] to R-1 (Single Family Residential) zoning district; a Vacation of Patent Easements along the perimeter of the project; a Waiver of the 220 feet intersection distance separation requirement; and a Tentative Map. Staff supports the request to rezone the property, the Waiver, Vacation and Tentative Map applications. If denied, the parcel would remain zoned as U (Undeveloped) Zone [R (Rural Density Residential) General Plan land use designation] and undeveloped pending approval of a future entitlement.

REVISED UPDATE STATUS

Since this project was submitted by the owner of the property, a new developer has been retained. Richmond American Homes is no longer affiliated with the project. Pulte Homes is the new developer proposing to move this project forward. Pulte Homes is providing three new models for the project. These models are larger than the previous models and are two-story. The base price is nearly \$200,000 more than the Richmond American Home models were starting from. The Sterling Model is 3,610 square feet and can be located on all 18 lots proposed. The Vittoria Model is 4,610 square feet and the Treviso Model is 4,246 square feet. These two models only fit on lots one through five, lot eight and lots fourteen through eighteen.

ISSUES

- A Waiver is required to allow a 193-foot external intersection offset, where 220 feet is the minimum distance separation required. Staff supports the request; and
- A Vacation is requested for Patent Easements located on the perimeter of the development and is no longer required. Staff supports this request.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/04/02	The City Council approved an Annexation (A-0038-02) containing approximately 495 acres in Wards 2, 4, 5 and 6, that included subject site. The Planning Commission and staff recommended approval.
01/22/14	Code Enforcement processed a notice (#137119) for a vacant lot being used as a road on the subject site. The case was resolved and closed on 2/25/14.
01/12/16	The Planning Commission voted [6-0] to hold this item in abeyance to the February 9, 2016 Planning Commission meeting.

YK

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/09/16	The Planning Commission voted [7-0] to hold this item in abeyance to the March 8, 2016 Planning Commission meeting.
03/08/16	The Planning Commission unanimously voted to recommend approval on the following requests: 1) Rezoning (ZON-62349) from: U (Undeveloped) [R (Rural Density Residential) General Plan Land Use Designation] to R-1 (Single Family Residential) 2) Waiver (WVR-62529) to allow a 193foot External Intersection Offset where 220 feet is the minimum distance separation required 3) Vacation (VAC-62354) Petition to Vacate U.S. Government Patent Easements on the southeast corner of Deer Springs Way and Grand Canyon Drive 4) Tentative Map (TMP-62355) for a 18-Lot Single-Family Residential Subdivision on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive.
	The Planning Commission unanimously voted to withdraw without prejudice two Variance requests: VAR-62351 to allow a 10-foot front yard setback where 20 feet is required on lot nine of a proposed 18-lot residential subdivision and VAR-62352 to allow a 10-foot front yard setback where 20 feet is required on lot ten of a proposed 18-lot residential subdivision on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive.
04/20/16	The City Council voted to hold the following requests in abeyance to the June 15, 2016 City Council meeting. 1) Rezoning (ZON-62349) from: U (Undeveloped) [R (Rural Density Residential) General Plan Land Use Designation] to R-1 (Single Family Residential) 2) Waiver (WVR-62529) to allow a 193foot External Intersection Offset where 220 feet is the minimum distance separation required 3) Vacation (VAC-62354) Petition to Vacate U.S. Government Patent Easements on the southeast corner of Deer Springs Way and Grand Canyon Drive 4) Tentative Map (TMP-62355) for a 18-Lot Single-Family Residential Subdivision on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive.
06/15/16	The City Council voted to hold the following requests in abeyance to the July 20, 2016 City Council meeting. 1) Rezoning (ZON-62349) from: U (Undeveloped) [R (Rural Density Residential) General Plan Land Use Designation] to R-1 (Single Family Residential) 2) Waiver (WVR-62529) to allow a 193foot External Intersection Offset where 220 feet is the minimum distance separation required 3) Vacation (VAC-62354) Petition to Vacate U.S. Government Patent Easements on the southeast corner of Deer Springs Way and Grand Canyon Drive 4) Tentative Map (TMP-62355) for a 18-Lot Single-Family Residential Subdivision on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive.

<i>Most Recent Change of Ownership</i>	
10/07/99	A deed was recorded for a change in ownership.

YK

<i>Related Building Permits/Business Licenses</i>	
03/15/11	A sign permit (#183388) was issued for a subdivision directional sign at 9519 West Deer Springs Way.
10/16/14	A sign permit (#271503) was issued for a temporary sign at 9587 West Deer Springs Way.

<i>Pre-Application Meeting</i>	
11/23/15	Staff met with the applicant and reviewed their proposal for an 18-lot residential subdivision. It was noted that an Equestrian Trail along Grand Canyon Drive would have to be installed. After the meeting, the applicant received the model homes to be offered and realized that they would not fit on lots nine or ten and Variances would be needed for each lot to allow a 10-foot front yard setback.

<i>Neighborhood Meeting</i>	
12/07/15	<p>The applicant held a voluntary neighborhood meeting at the Centennial Hills YMCA. The meeting started at 6 p.m. and ended at 6:35 p.m. There were two applicants, eight members of the public and one City of Las Vegas staff member present.</p> <p>All members of the public in attendance were in favor of the project. The applicant indicated that the street pave date for Grand Canyon Drive and Deer Springs Way was going to be, weather permitting, on December 30th. The only outstanding issue was if the new street was going to be right in, right out, as a result of the existing bumper median on Echelon Point Drive.</p>
02/24/16	<p>The meeting started at 6 p.m. and ended at 6:20 p.m. No members of the public attended. There were two applicants and two City of Las Vegas staff members present.</p> <p>A Second voluntary meeting was held last night. The purpose of the meeting was to introduce the new developer (going from Richmond American Homes to Pulte Homes). Some changes to the plans will be forthcoming to include two -story models, where one-story was previously proposed. The models will be \$200,000 more than the previous models as well. Minor changes to the lot lines on the Tentative Map will also be made. The two Variances for setbacks on Lots 9 and 10 will be withdrawn by the applicant as they are no longer needed. All revisions will be submitted by Monday February 29th.</p>

<i>Field Check</i>	
12/03/15	Staff visited the site and took photographs. The parcel had a six-foot high non-permitted chain link fence securing it. There was a large residential development sign and two large poles from an older similar sign on the northwest portion of the site. It was noted that the proposed Sycamore Pines Street would be a right in and right out only at the intersection of Echelon Point Drive as there are barriers present to prevent such turns.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	5.07

<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	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Single Family, Detached	R (Rural Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Primary School, Public	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	L (Low Density Residential)	R-1 (Single-Family Residential)

<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 (Equestrian)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

YK

DEVELOPMENT STANDARDS

Pursuant to Title 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	6,955 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	50 %	Y
Max. Building Height	35 Feet	20 Feet	Y
Mech. Equipment	Screened	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) [R (Rural Density Residential) General Plan Designation]	3.59 DUA	18
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	3.59 DUA	18
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R (Rural Density Residential)	3.59 DUA	18

<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>
Grand Canyon Drive	Secondary Collector	Planned Streets and Highways Map	80	Y
Deer Springs Way			60	
Echelon Point Drive	Minor Collector	Title 19.04.220	47	Y
Sycamore Pines Street (Proposed)	Residential Street (Narrow Lot)			

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	1	0
Intersection – Internal	0	0
Cul-de-sac Terminus	0	1
Intersection – External Street or Stub Terminus	0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	0
Non-Vehicular Path - Unrestricted	.5	0
Total	1.5	1

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	<i>Required</i>	<i>Provided</i>
Connectivity Ratio (Links / Nodes):	1.30	1.5

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Grand Canyon Drive	A five-foot wide amenity area, ten-foot wide horse path and a five-foot wide landscape area.	A Five-foot wide amenity area, ten-foot wide horse path and a five-foot wide landscape area.	Y
Deer Springs Way	A three-foot wide amenity area and a five-foot wide sidewalk.	A six-foot wide amenity area and a five-foot wide sidewalk.	Y
Echelon Point Drive	A five-foot wide amenity area and a five-foot wide sidewalk.	A six-foot wide amenity area and a five-foot wide sidewalk.	Y
Sycamore Pines Street	A five-foot wide sidewalk	A five-foot wide sidewalk	Y

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>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	18	2/Unit	36				
TOTAL SPACES REQUIRED			36		36		Y
Regular and Handicap Spaces Required			36	0	36	0	Y

Waivers		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To maintain a minimum 220-foot distance separation between intersections.	To allow a 193-foot intersection offset between two intersections.	Approval

ANALYSIS

The subject request is to change the zoning designation of a tract of land located adjacent to the southeast corner of Deer Springs Way and Grand Canyon Drive from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-1 (Single Family Residential) district. The request is permitted under the R (Rural Density Residential) General Plan land use designation. If approved, this project would promote Objective 2.6 of the General Plan: “to improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city.” The proposed Rezoning request would facilitate a permitted zoning district under the R (Rural Density Residential) land use designation.

The General Plan Land Use designation of R (Rural Density Residential) allows up to 3.59 dwelling units per acre and supports the requested R-1 (Single Family Residential) zoning district request. The surrounding residential developments are similar in scope and density. Staff finds that the R-1 (Single Family Residential) zoning district request can be supported as an appropriate district for the surrounding residential neighborhoods and recommends approval.

The Waiver request would allow the distance between the Grand Canyon Drive intersection and the proposed street (Sycamore Pines Street) intersection to be 193 feet, where the code requirement is to have a minimum of 220 feet. The increased volume of traffic during drop-off and pick-up times when the primary school, located on the south side of Echelon Point Drive, is open has created traffic concerns. A median of bumper wheel stops has been installed along Echelon Point Drive to prevent U-turns and other unsafe traffic movements to enhance the pedestrian safety. Sycamore Pines Street is designed to Title 19.04.220 Residential Street (Narrow Lot) standards and will be a public street.

The Department of Public Works has indicated that they have no objection to the Waiver, but notes that the reduced length proposed between intersections could cause the new intersection at Sycamore Pines Street and Echelon Point Drive to become blocked during high traffic times. As a result, staff supports the requested Waiver.

An equestrian trail is designated along the east side of Grand Canyon Way. The applicant is developing the trail to code requirements along the Grand Canyon Way frontage. Complete Street standards are also being installed along Deer Springs Way, Echelon Point Drive and the proposed Sycamore Pines Street right-of-way. The applicant is also exceeding the connectivity ratio by providing a pedestrian connection between the cul-de-sac on Sycamore Pines Street and Deer Springs Way.

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The Department of Public Works submitted the following comments: “we have no objection to the vacation application request to relinquish the City’s interests in U.S. Government Patent Reservations generally located on the southeast corner of Deer Springs Way and Grand Canyon Drive. This Vacation request should be sent to all the utilities however, as no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company’s interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest...”

The submitted east/west cross sections depict maximum natural grades greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slopes greater than 2%, is allowed a maximum six-foot retaining wall. There is one 5.5-foot high retaining wall shown along the west property line and a 3.56-foot retaining wall shown along the east property line. Both are in conformance with code requirements.

The submitted north/south cross section depicts maximum natural grades less than 2% across the site. Per the Tables in Subdivision Code 19.06.050, a development with natural slopes less than 2% is allowed a maximum four-foot retaining wall. There are three retaining walls shown in the north/south cross section, each one is approximately one-foot in height. Both are in conformance with code requirements.

The Clark County School District was provided an opportunity to comment on the proposed development. However, no comments were received that indicated either a favorable or unfavorable review of the proposed residential project.

The Tentative Map reflects an 18-lot single-family residential subdivision. The site is laid out along a public street, tentative named Sycamore Pines Street, terminating in a cul-de-sac. The applicant has provided a pedestrian connection to Deer Springs Way between lots nine and ten, which enables the proposed subdivision to exceed the connectivity ratio of 1.3.

The proposed lots range in size from 6,955 square feet to 10,011 square feet. Site access is proposed from Echelon Point Drive by way of a 47-foot wide public street (Sycamore Pines Street). No neighborhood parks are proposed, however 12,154 square feet, or 8.7% of open space via the two common elements, is being provided.

FINDINGS (ZON-62349)

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 R-1 (Single Family Residential) conforms to the density range allowed by the existing R (Rural Density Residential) General Plan land use designation and supports Objective 2.6., that states: “to improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city.”

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.

The detached single-family residential use proposed on the subject property is proposed at an appropriate density with the surrounding properties and is therefore, compatible with the density uses and zoning designations of these surrounding properties. The average lot size for this proposed development is 8,483 square feet. This is larger than the average lot sizes to the east (6,000 square feet); the west (7,840 square feet) and the north (7,840 square feet).

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

From November 2014 to November 2015 there has been an 11.4% increase in the number of housing permits requested in the City of Las Vegas. The density and size of the lots proposed for the property to be rezoned will resemble the development pattern of surrounding properties. The proposed Rezoning is therefore appropriate.

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.

Access to the property is provided by Echelon Point Drive, identified as a 60-foot Minor Collector Street on the Master Plan of Streets and Highways. This right-of-way is adequate to meet the traffic demands of the proposed single-family residential development.

FINDINGS (WVR-62529)

Public Works has no immediate concerns with the requested Waiver of intersection offset distance. Traffic counts at the affected intersections are expected to be low, and the separation distance is sufficient to minimize traffic conflicts. However, the location of a primary school with a history of high traffic counts and backed-up streets would indicate that a reduction in the intersection offset may cause the proposed street intersection to be blocked during the peak drop-off and pick-up times while the school is open.

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FINDINGS (VAC-62354)

Staff has no objection to the vacation of this Patent Easement, as the easements are no longer required. Staff recommends approval with conditions.

FINDINGS (TMP-62355)

The proposed Tentative Map conforms to Nevada Revised Statutes. However, the project requires a Waiver from Title 19 Development Standards. Staff supports both the Waiver and the Tentative Map requests and recommends approval, subject to conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32 - VAC-62354
33 - ZON-62349, WVR-62529 &
 TMP-62355

NOTICES MAILED 183 - ZON-62349 & WVR-62529 (By City Clerk)
9 - VAC-62354 (By City Clerk)
183 - TMP-62355 (By City Clerk)

APPROVALS 2 - ZON-62349
3 - WVR-62529
0 - VAC-62354
2 - TMP-62355

PROTESTS 2 - ZON-62349
1 - WVR-62529
0 - VAC-62354
3 - TMP-62355