



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
WVR-72010	Staff recommends APPROVAL, subject to conditions:	
SDR-72011	Staff recommends APPROVAL, subject to conditions:	WVR-72010
TMP-72012	Staff recommends APPROVAL, subject to conditions:	WVR-72010 SDR-72011

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 1270 - WVR-72010 and SDR-72011 (By City Clerk)
1270 - TMP-72012 (By City Clerk)

PROTESTS 112 - WVR-72010 and
111 - SDR-72011
110 - TMP-72012

APPROVALS 33 - WVR-72010 and SDR-72011
44 - TMP-72012

**** CONDITIONS ****

WVR-72010 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-72005) and Tentative Map (TMP-72006) shall be required, if approved.
2. This approval shall be void two 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-72011 CONDITIONS

Planning

1. A portion of Lot 38 shall be revised to be a decorative corner element within a separate common lot. The remaining portion of the lot shall be a minimum of 10,000 square feet.
2. Approval of and conformance to the Conditions of Approval for Waiver (WVR-72010) and Tentative Map (TMP-72011) shall be required, if approved.
3. This approval shall be void two 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.
4. All development shall be in conformance with the site plan date stamped 11/15/17 and 11/16/17, and landscape plan date stamped 11/21/17, except as amended by conditions herein.

Conditions Page Two

February 21, 2018 – City Council Meeting

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The standards for this development shall include the following:

Standard	Lots 9,000 sf ≤ 20,000 sf	Lots greater than 20,000 sf
Minimum Lot Size	9,000 sf	20,000 sf
Building Setbacks:		
•Front yard to private street or access easement	30 feet	35 feet
•Side yard	5 feet	7.5 feet
•Corner side yard	12.5 feet	15 feet
•Rear yard	25 feet	30 feet
•Lot coverage	Dictated by setbacks	Dictated by setbacks

Standard	Lots ≤ 20,000 sf	Lots greater than 20,000 sf
Accessory structure setbacks:		
•Porte cochere to private street	15 feet	15 feet
•Side loaded garage to side yard property line	5 feet	5 feet
•Patio covers and/or 2 nd story decks	10 feet	10 feet
•Separation from principal dwelling	6 feet	6 feet
•Side yard	5 feet	5 feet
•Corner side yard	5 feet	5 feet
•Rear yard	5 feet	5 feet
Building Heights:		
•Principal dwelling	40 feet	50 feet
•Accessory structures	25 feet	30 feet
•Floors	2 stories on slab or over basement	3 stories on slab or over basement on lots greater than 35,000 sf; otherwise 2 stories on slab or over basement
Permitted uses	Single family residence and accessory	Single family residence and accessory

WVR-72010, SDR-72011 and TMP-72012 [PRJ-71992]

	structures*	structures*
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Conditions Page Three

February 21, 2018 – City Council Meeting

*Accessory structures may have a trellis or canopy attached to the principal dwelling. Casitas may be attached to the principal dwelling with separate access from the principal dwelling.

8. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan submitted for permit shall indicate the number and size of each plant species.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of any permits or concurrent with or prior to the recordation of a Final Map for this site, a Petition of Vacation shall be recorded to remove all existing Public Sewer Easements and Public Drainage Easements in conflict with development of this site. No existing easements shall be vacated until appropriate new easements have been granted.
13. Waiver request WVR-72010 shall be approved to allow the non-standard street section as shown.
14. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements (where public sewer lines are proposed), and Public Drainage Easements to be privately maintained by the Homeowner's Association.
15. Common Lot "S" shall be labeled as a Public Sewer easement and shall be paved to prevent future landscaping in the easement.
16. The proposed public sewer easement shown on Lot 53 shall be located in a common lot.

Conditions Page Four

February 21, 2018 – City Council Meeting

17. Grant all required public easements (sewer, drainage, fire, etc.) that are outside the boundaries of this site prior to or concurrent with the recordation of a Final Map for this site.
18. Prior to the recordation a Final Map for this site or the issuance of a permit for this site, construct all off-property infrastructure (roadway, sewer, drainage, etc.), including a minimum 12-foot wide paved sewer maintenance road over the offsite sewer between the eastern edge of this development and the proposed point of connection shown on sheet TM4. The access road must meet all Design and Construction Standards for Wastewater Collection (DCSWCS) criteria. The required off-property infrastructure must be constructed or guaranteed by an approved performance security method in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.
19. Prior to the submittal of construction drawings, the applicant shall meet with the Sanitary Sewer Section of the Department of Public Works to determine an acceptable public sewer design and separation for the public sewer lines proposed in this subdivision. Comply with the recommendations of the Sanitary Sewer Section.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements prior to submittal of construction drawings for this site. Private Streets shall meet the approval of the Department of Fire Services. Curbing on one side of the 32-foot private streets shall be constructed of red concrete and shall be in accordance with the adopted Fire Code (Ordinance #66325). The required curb coloring, painting, and signage shall be privately maintained in perpetuity by the Homeowner's Association.
21. 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.
22. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless

Conditions Page Five

February 21, 2018 – City Council Meeting

specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

TMP-72012 CONDITIONS

Planning

1. A portion of Lot 38 shall be revised to be a decorative corner element within a separate common lot. The remaining portion of the lot shall be a minimum of 10,000 square feet.
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. Approval of a Waiver (WVR-72010) and Site Development Plan Review (SDR-72011) shall be required, if approved.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Conditions Page Six

February 21, 2018 – City Council Meeting

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Prior to the issuance of any permits or concurrent with or prior to the recordation of a Final Map for this site, a Petition of Vacation shall be recorded to remove all existing Public Sewer Easements and Public Drainage Easements in conflict with development of this site. No existing easements shall be vacated until appropriate new easements have been granted.
9. Waiver request WVR-72010 shall be approved to allow the non-standard street section as shown.
10. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements (where public sewer lines are proposed), and Public Drainage Easements to be privately maintained by the Homeowner's Association.
11. Common Lot “S” shall be labeled as a Public Sewer easement and shall be paved to prevent future landscaping in the easement.
12. The proposed public sewer easement shown on Lot 53 shall be located in a common lot.

Conditions Page Seven

February 21, 2018 – City Council Meeting

13. Grant all required public easements (sewer, drainage, fire, etc.) that are outside the boundaries of this site prior to or concurrent with the recordation of a Final Map for this site.
14. Prior to the recordation a Final Map for this site or the issuance of a permit for this site, construct all off-property infrastructure (roadway, sewer, drainage, etc.), including a minimum 12-foot wide paved sewer maintenance road over the offsite sewer between the eastern edge of this development and the proposed point of connection shown on sheet TM4. The access road must meet all Design and Construction Standards for Wastewater Collection (DCSWCS) criteria. The required off-property infrastructure must be constructed or guaranteed by an approved performance security method in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.
15. Prior to the submittal of construction drawings, the applicant shall meet with the Sanitary Sewer Section of the Department of Public Works to determine an acceptable public sewer design and separation for the public sewer lines proposed in this subdivision. Comply with the recommendations of the Sanitary Sewer Section.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements prior to submittal of construction drawings for this site. Private Streets shall meet the approval of the Department of Fire Services. Curbing on one side of the 32-foot private streets shall be constructed of red concrete and shall be in accordance with the adopted Fire Code (Ordinance #66325). The required curb coloring, painting, and signage shall be privately maintained in perpetuity by the Homeowner's Association.
17. 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.
18. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless

specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 53-lot gated single-family residential development on a large lot currently developed as a portion of a larger nonoperational golf course and generally located on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard. The development would feature custom homes and contain small open space and park areas.

ISSUES

- Access to the development is provided from Alta Drive via an access easement over the adjacent parcels to the west and from the proposed Parcel 2 development.
- A Waiver of Title 19.02 is requested to allow various types of private streets or private access easements over the proposed lots that are less than the 47-foot wide public street standard, including 40-foot wide streets with no sidewalks within a proposed gated development. Staff supports this request.
- A Site Development Plan Review for a single-family residential development on this site is required for all planned developments zoned R-PD (Residential Planned Development). The proposal includes developer-proposed standards for development of the site.
- A Tentative Map is requested for a 53-lot single-family residential subdivision on a 33.80-acre parcel.

The subject parcel (Assessor's Parcel Number 138-31-702-004) constitutes a 33.80-acre portion of a developed, nonoperational golf course that is located within the Peccole Ranch Master Development Plan. The parcel is zoned R-PD7 (Residential Planned Development – 7 Units per Acre), which allows up to 7.49 dwelling units per acre spread out across the area covering the zoning district. This zoning district was approved April 4, 1990 (Z-0017-90) as part of the second phase of the Peccole Ranch Master Development Plan.

In 2005, this parcel was designated PR-OS (Parks/Recreation/Open Space) by the city's General Plan, a designation that does not provide for residential densities of any size. Title 19.16.010 states that "except as otherwise authorized by this Title, approval of all Maps, Vacations, Rezoning, Site Development Plan Reviews, Special Use Permits, Variances, Waivers, Exceptions, Deviations and Development Agreements shall be consistent with the spirit and intent of the General Plan." Within the area known

Conditions Page Two
February 21, 2018 – City Council Meeting

as the Peccole Ranch Master Development Plan, the 1992 General Plan for the City of Las Vegas designated the proposed golf course area P (Parks/Recreation/Open Space) and the proposed residential areas around the golf course as ML (Medium Low Density Residential). As other uses within the conceptual Peccole Ranch Master Development Plan were proposed that deviated from the established General Plan and zoning, a General Plan Amendment and Rezoning were required for consistency with the General Plan. As the designated land use of each property should reflect the uses and densities permitted by that parcel's zoning district as noted above, staff requested that the applicant apply for a General Plan Amendment concurrent with the proposal for redevelopment of the site to be congruent with the existing zoning in terms of residential density and land use. Approval of a General Plan Amendment is not a mandatory requirement for such development, as the zoning predated the current designation and a new rezoning is not requested. The applicant had therefore originally opted not to request such an amendment, but has now submitted an application for a General Plan Amendment that is not part of this request.

The City is currently formulating a policy based on public advisory panel input and staff research concerning repurposing of lands containing open space or golf courses. A particular aim of the policy is to require public education, engagement and input into proposed open space or golf course repurposing projects before they are submitted for review. This application was submitted prior to the anticipated adoption of the policy.

Staff notes that this proposal represents piecemeal redevelopment of a majority of the former golf course property. The City would prefer that a comprehensive plan of development over the entire golf course be devised that would provide assurances in the manner of implementation over time.

The proposed development would have a density of 1.57 dwelling units per acre and an average lot size of 26,412 square feet, with larger lots adjacent to Kings Gate Court. Lot sizes are comparable to the sizes of the existing adjacent lots. In addition, open space and planned park areas are included as required for all new R-PD developments.

Open space is provided in the form of small park areas and entry features totaling 43,579 square feet. Approximately 38,900 square feet or 0.89 acres of the development must consist of usable open space, which this proposal meets. These areas are all common lots to be privately maintained as described in the accompanying Covenants, Conditions, Restrictions, Reservations and Easements document.

Title 19.04 requires private streets to be developed to public street standards, which require 47-foot wide streets with sidewalks on both sides of the street, including either three-foot amenity zones with street trees or a five-foot planting zone on the adjacent private properties. This is to allow adequate space for vehicular travel in both

Staff Report Page Three
February 21, 2018 – City Council Meeting

directions, as well as a safe environment for pedestrians, bicycles and other modes of transportation. In the existing adjacent residential developments, the private streets range in size from 40 feet in the Fontainbleu development to 60 feet on Kings Gate Court, of which only 30 feet consists of a paved roadway. The adjacent homes on Provence Garden Lane feature a detached four-foot sidewalk and five-foot landscape strip on the north side of the street.

The applicant is requesting a street section comparable to Fontainbleu, with proposed private streets or private access easements over the residential lots with a 32-foot roadway including 30-inch roll curbs on both sides, a four-foot sidewalk and three-foot private landscape easement on one side and a five-foot private landscape easement on the other side for a total sectional width of 44 feet. A 44-foot wide street will allow for emergency vehicle access while still permitting parking on one side. This design is comparable to the private streets in the adjacent gated subdivisions along the golf course and will not have a negative impact on the flow of traffic. The 40-foot private access easement that would connect this site to Alta Drive would only contain the roadway and roll curbs without a sidewalk or landscaping. As this street is for access only and is not part of the development, staff does not object to not meeting the public street standards. Staff therefore recommends approval of the Waiver request with conditions that include a requirement for the applicant to coordinate with the Fire Protection Engineering Section of the Department of Fire Services to discuss the design and layout of all onsite private circulation and access drives to meet current fire codes.

The Site Development Plan Review describes two lot types with different development standards; those that contain less than or equal to 20,000 square feet and those containing greater than 20,000 square feet. Development standards for lots that are 20,000 square feet or less are generally consistent with R-D zoned properties, while those in the category greater than 20,000 square feet are generally consistent with R-E zoned properties. Some exceptions include building height, which is proposed to be 40-50 feet where 35 feet is the requirement in the standard zoning districts, and patio covers, which are treated the same as second story decks unlike their treatment in the Unified Development Code. The additional height is comparable to existing residential dwellings in the R-PD7 zoning district. It is noted that no building height restriction was previously conditioned for the existing residential development surrounding the subject property.

Landscaping consists of drought tolerant street trees including Canary Island Date Palms, Crape Myrtle and Southern Magnolia and various species of natural groundcover. Artificial turf is planned at the entryways as an alternative to natural grass. If approved, the landscape plan submitted for permit must indicate the number and size of each plant species.

Staff Report Page Four
February 21, 2018 – City Council Meeting

The submitted Tentative Map indicates that the natural slope from west to east across the site is greater than two percent. The regular Title 19 standard along the perimeter is to allow a maximum solid wall height of 12 feet with no more than six feet of retaining per step. The site plans do not indicate walls at the perimeter beyond what is already constructed, but the standards propose maximum six-foot tall stucco walls at all rear yard and exterior side yard property lines. If necessary, the walls could be designed to meet the current Unified Development Code requirements.

The natural grade from north to south across this site is less than two percent. The regular Title 19 standard along the perimeter is to allow a maximum solid wall height of 10 feet with no more than four feet of retaining per step. The site plans do not indicate walls at the perimeter beyond what is already constructed, but the standards propose maximum six-foot tall stucco walls at all rear yard and exterior side yard property lines. If necessary, the walls could be designed to meet the current Unified Development Code requirements.

Per Title 19.04.040, the Connectivity Ratio requirement does not apply for R-PD developments. In addition, per Title 19.04.010, where a proposed development is adjacent to existing improvements, the Director of Public Works has the right to determine the appropriateness of implementing Complete Streets standards, including connectivity. In this case, Public Works has determined that it would be inappropriate to implement the connectivity standards, given the design of the existing residential development and configuration of available land for development.

As this project may have significant impacts to the surrounding properties and resources in the vicinity, per Title 19.16.010(E) a Development Impact Notice and Assessment (DINA) was submitted for comment by various city departments and outside agencies. Comments from the Clark County School District and Las Vegas Valley Water District follow.

The Clark County School District comments that in this area of the city John Bonner Elementary School, Sig Rogich Middle School and Palo Verde High School are over capacity for the 2017-18 school year. John Bonner is 154.58 percent of capacity, Sig Rogich is 110.04 percent of capacity and Palo Verde is 109.35% of program capacity. John Bonner is significantly overcrowded, and a new elementary school is needed in this area to educate elementary school age students. Elementary school aged students generated by the development may need to be bused to an alternate school that can accommodate them if there is no new elementary school in the area, which is not a preferred alternative. If other parts of "The 180" are developed, it will exacerbate the overcrowding and busing issues for elementary school age students. [This analysis was based on the combined number of lots in the three proposed subdivisions.]

**Staff Report Page Five
February 21, 2018 – City Council Meeting**

The Las Vegas Valley Water District (LVVWD) has provided the following comments related to this site:

“These parcels are not currently served by LVVWD, but are within the service area to be served. Existing LVVWD waterlines and facilities will need to be protected in place or relocated if these are not within an easement or public right-of-way. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. In addition, the proposed improvements show water service for the subdivision from a single feed or single source. To comply with District standards, a second feed or source will be required to serve the subdivision.”

The proposed custom home development conforms to the density requirements of the R-PD7 zoning district. It proposes lot sizes that are comparable and compatible with the existing adjacent lots. It meets open space and other requirements for R-PD zoned developments. The street network, although utilizing a non-standard design, is designed to accommodate emergency vehicles and would be similar in appearance to many of the gated developments in the vicinity of the golf course. Staff therefore recommends approval of the Waiver, Site Development Plan Review and Tentative Map, subject to conditions.

FINDINGS (WVR-72010)

Staff supports Title 19 requirements for streets within the city, which require private streets to be developed to public street standards. The Unified Development Code requires 47-foot wide private streets that contain sidewalks on both sides. However, none of the existing residential developments with private streets in this area adhere to this standard. The applicant is proposing streets that provide similar amenities and widths to the adjacent private streets, once private easements are granted. This configuration would be more compatible with the surrounding development than the required 47-foot streets. Build-out of the proposed streets will not cause an undue hardship to the surrounding properties and will allow for fire access and limited on-street parking. Therefore, staff recommends approval of the requested waiver, with conditions.

FINDINGS (SDR-72011)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

Staff Report Page Six
February 21, 2018 – City Council Meeting

The proposed residential lots throughout the subject site are comparable in size to the existing residential lots directly adjacent to the proposed lots. The development standards proposed are compatible with those imposed on the adjacent lots. Several small park and open space amenities are provided for the benefit of residents.

2.The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed development is inconsistent with the General Plan for this large parcel, which is designated PR-OS. A General Plan Amendment to a designation appropriate for the proposed density is recommended, but not required by the Las Vegas 2020 Master Plan and the Unified Development Code. The proposed R-PD development is consistent with Title 19 requirements for residential planned developments prior to the adoption of the Unified Development Code. However, streets are not designed to public street standards as required by the Unified Development Code Title 19.04, for which a waiver is necessary.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is proposed from Alta Drive via a 40-foot wide access easement through gates that meet Uniform Standard Drawing specifications. The proposed street system does not connect to any other existing streets and therefore should not negatively affect traffic within the existing residential areas. Concerning the major streets in the vicinity of the proposed development, this project will add approximately 505 trips per day on Alta Drive, Rampart Boulevard and Charleston Boulevard. These streets are all under capacity at this time and are projected to remain so after completion of this project. Based on peak hour use, the proposed development will add into the area roughly 53 additional cars, or about one every minute.

4.Building and landscape materials are appropriate for the area and for the City;

Custom homes are proposed on the subject lots, which will be subject to future permit review. Landscape materials are drought tolerant and appropriate for this area.

5.Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Staff Report Page Seven
February 21, 2018 – City Council Meeting

Custom homes are proposed on the subject lots, which will be subject to future permit review against the proposed development standards.

6.Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Development of this site will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (TMP-72012)

The submitted Tentative Map is in conformance with all Title 19 and NRS requirements for tentative maps. Therefore, staff recommends approval of the Tentative Map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/04/90	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
04/17/96	A Final Map for a 36-lot single family residential subdivision (Peccole West – Lot 9, Phase 1) on 13.61 acres generally located north of Charleston Boulevard, west of Rampart Boulevard was recorded. [Book 73 Page 34 of Plats]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
12/12/96	A Final Map for a 44-lot single family residential subdivision (Peccole West – Lot 11) on 51.02 acres generally located south of Alta Drive, east of Hualapai Way was recorded. [Book 77 Page 31 of Plats]
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
02/05/03	The City Council approved a General Plan Amendment (GPA-1333) to change the land use designation from SC (Service Commercial) to MLA (Medium Low Attached Density Residential) on 16.87 acres on the south side of Alta Drive, approximately 2,100 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Rezoning (ZON-1340) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to R-PD10 (Residential Planned Development – 10 Units per Acre) on 16.87 acres on the south side of Alta Drive, approximately 2,100 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Variance (VAR-1342) to allow 0.79 acres of open space where 2.72 acres are required on 16.87 acres on the south side of Alta Drive, approximately 2,100 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/05/03	The City Council approved a Site Development Plan Review (SDR-1341) for a proposed 166-lot single family residential development on 16.87 acres on the south side of Alta Drive, approximately 2,100 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].
11/16/16	At the applicant's request, the City Council voted to Withdraw Without Prejudice requests for a Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Development Plan; a Development Agreement (DIR-63602) between 180 Land Co., LLC, et al. and the City of Las Vegas; a General Plan Amendment (GPA-63599) from PR-OS (Parks/Recreation/Open Space) to DR (Desert Rural Density Residential) and H (High Density Residential); and a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-E (Residence Estates) and R-4 (High Density Residential) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial; staff recommended approval.
01/24/17	A four-lot Parcel Map (PMP-64285) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [File 121 Page 100 of Parcel Maps].
02/15/17	The City Council approved a request for a General Plan Amendment (GPA-62387) to change the land use designation from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) [amended to M (Medium Density Residential)] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) [amended to R-3 (Medium Density Residential)] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/15/17	The City Council approved a request for a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential (condominium) development consisting of four, four-story buildings [amended to 435 condominium units] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/17	The City Council denied a request for a General Plan Amendment (GPA-68385) from PR-OS (Parks/Recreation/Open Space) to L (Low Density Residential) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way. The Planning Commission recommended denial (failing to reach supermajority vote); staff recommended approval.
	The City Council denied a request for a Waiver (WVR-68480) to allow 32-foot private streets with a sidewalk on one side where 47-foot private streets with sidewalks on both sides are required within a proposed gated residential development on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council denied a request for a Site Development Plan Review (SDR-68481) for a proposed 61-lot single family residential development on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council denied a request for a Tentative Map (TMP-68482) for a proposed 61-lot single family residential development on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way. The Planning Commission and staff recommended approval.
08/02/17	The City Council denied a request for a Development Agreement (DIR-70539) between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
12/12/17	The Planning Commission voted (7-0) to hold WVR-72010, SDR-72011 and TMP-72012 in abeyance to the January 9, 2018 Planning Commission meeting.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/09/18	<p>The Planning Commission voted to recommend APPROVAL on the following requests:</p> <ul style="list-style-type: none"> • Waiver (WVR-72004) TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-72005) Review FOR A PROPOSED 75-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-72006) FOR A 75-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.19 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-601-008), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71990].
01/09/18	<p>The Planning Commission voted to recommend APPROVAL on the following requests:</p> <ul style="list-style-type: none"> • Waiver (WVR-72007) TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED • Site Development Plan Review (SDR-72008) FOR A PROPOSED 106-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-72009) FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 76.93 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71991]
01/09/18	<p>The Planning Commission voted to recommend APPROVAL on the following requests:</p> <ul style="list-style-type: none"> • Waiver (WVR-72010) TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-72011) FOR A PROPOSED 53-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-72012) FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.80 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004), R-PD7 (Residential Planned

WVR-72010, SDR-72011 and TMP-72012 [PRJ-71992]

	Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992]
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Staff Report Page Twelve
February 21, 2018 – City Council Meeting

Most Recent Change of Ownership	
11/16/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no building permits or business licenses relevant to these requests.	

Pre-Application Meeting	
09/21/17	A pre-application meeting was held with the applicant to discuss issues with the proposed development and submittal requirements for entitlement. Special emphasis was placed on conformance to Title 19.06.040 (pre-UDC) requirements for Residential Planned Developments.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
11/02/17	The site contains a golf course surrounded by existing single-family residential dwellings. The golf course was not in operation, and the water retention facilities were fenced off for safety.

Details of Application Request	
Site Area	
Gross Acres	33.80 (TMP)
Gross Acres	portion of 83.52 (WVR, SDR)

Surrounding Property	Existing Land Use	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Nonoperational Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		GTC (General Tourist Commercial)	PD (Planned Development)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Nonoperational Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Surrounding Property	Existing Land Use	Planned or Special Land Use Designation	Existing Zoning District
East	Nonoperational Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Nonoperational Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master Plan Areas	Compliance
Peccole Ranch	Y
Special Purpose and Overlay Districts	Compliance
R-PD (Residential Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notice and Assessment)	N/A*
Project of Regional Significance	N/A

*A Development Impact Notice and Assessment is not required by Title 19; however, the applicant submitted one to note any possible impacts to surrounding development and resources

DEVELOPMENT STANDARDS

Pursuant to Las Vegas Zoning Code Title 19.06.040 prior to Ordinance 6135 (adopted March 16, 2011), the Development Standards within an R-PD District are established by the Site Development Plan. The following development standards are proposed by the applicant:

Standard	Lots 9,000 sf ≤ 20,000 sf	Lots greater than 20,000 sf
Minimum Lot Size	9,000 sf	20,000 sf
Building Setbacks:		
•Front yard to private street or access easement	30 feet	35 feet

Staff Report Page Fourteen
February 21, 2018 – City Council Meeting

Standard	Lots 9,000 sf ≤ 20,000 sf	Lots greater than 20,000 sf
•Side yard	5 feet	7.5 feet
•Corner side yard	12.5 feet	15 feet
•Rear yard	25 feet	30 feet
•Lot coverage	Dictated by setbacks	Dictated by setbacks

Standard	Lots ≤ 20,000 sf	Lots greater than 20,000 sf
Accessory structure setbacks:		
•Porte cochere to private street	15 feet	15 feet
•Side loaded garage to side yard property line	5 feet	5 feet
•Patio covers and/or 2 nd story decks	10 feet	10 feet
•Separation from principal dwelling	6 feet	6 feet
•Side yard	5 feet	5 feet
•Corner side yard	5 feet	5 feet
•Rear yard	5 feet	5 feet
Building Heights:		
•Principal dwelling	40 feet	50 feet
•Accessory structures	25 feet	30 feet
•Floors	2 stories on slab or over basement	3 stories on lots greater than 35,000 sf; otherwise 2 stories
Permitted uses	Single family residence and accessory structures*	Single family residence and accessory structures*

*Accessory structures may have a trellis or canopy attached to the principal dwelling. Casitas may be attached to the principal dwelling with separate access from the principal dwelling.

With regard to perimeter landscape standards, all multi-family development or single family developments with five or more lots adjacent to streets classified as major collectors or larger shall meet or exceed the minimum standards, and shall comply with any restrictions established in the Unified Development Code. As the proposed development is not adjacent to a major collector street, no minimum standards are applied for perimeter landscaping.

Staff Report Page Fifteen
February 21, 2018 – City Council Meeting

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
33.80 ac	1.6	1.65	2.64%	0.89 ac	2.69%	1.00 ac	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	7	
Intersection – Internal		5
Cul-de-sac Terminus		2
Intersection – External Street or Stub Terminus		0
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0
Non-Vehicular Path - Unrestricted	0	
Total	7	7
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.00

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
			Single Family, Detached	53 units	2 spaces per unit	106	
TOTAL SPACES REQUIRED			106		106		Y
Regular and Handicap Spaces Required			106	0	106	0	Y

Waivers		
Requirement	Request	Staff Recommendation
Private streets behind a gate must meet public street standards unless waived (47' minimum width with L-curbs and sidewalks on both sides of the street)	To allow 40' wide private streets with no sidewalks and 44' wide private streets with a 4' sidewalk on one side and a 5' landscape easement on the other in a gated community	Approval