



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MARCH 21, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER:
VFR - SOUTHWEST DESERT EQUITIES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
WVR-72300	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 46

NOTICES MAILED 208 (By City Clerk)

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

WVR-72300 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (ZON-70762), Waiver (WVR-70763), Variance (VAR-70764), Variance (VAR-72301), Variance (VAR-72302), Variance (VAR-72303), Variance (VAR-72304), Variance (VAR-72305), Variance (VAR-72306), Variance (VAR-72307), Variance (VAR-72308), Variance (VAR-72309), Variance (VAR-72310), Variance (VAR-72311), Variance (VAR-72312), Variance (VAR-72313), Variance (VAR-72314), Variance (VAR-72315), Variance (VAR-72316), Variance (VAR-72317), Petition to Vacate (VAC-70765), and Tentative Map (TMP-70766).
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.

These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The installation of streetlights on the internal public street shall be deferred. Public street lighting shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location. Monies in lieu of such deferred streetlights and associated streetlight bases shall be contributed to the City. The contribution amount shall be based on the City's current bond schedules for all streetlights and associated bases deferred by this action adjacent to this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver to allow no internal streetlights within a previously approved residential subdivision located on the northeast corner of Dorrell Lane and Hualapai Way.

ISSUES

- The applicant is requesting a Waiver to allow no internal streetlights where Title 19.02 requires streetlights on public streets. Staff is recommending denial of this request as well.

ANALYSIS

On November 15, 2017 the property owner received approval for an 18-lot residential subdivision with reduced street off-sets and a reduced connectivity ratio. Later, on February 13, 2018, the property owner received approval to allow a 15-foot front yard setback where 20 feet is required on 17 of the previously approved 18 lots. The 18th lot is not being developed with a single-family residence and did not require the front yard setback Variance.

The applicant is now requesting a Waiver to not install internal street lights where it is customary in the City of Las Vegas to require the installation of all incomplete or damaged improvements within and surrounding the subject site so they match what exists in the immediate area. The existing subdivision on the south side of Dorrell Lane, also zoned R-1 (Single Family Residential), currently contains interior streetlights as it is customary for R-1 (Single Family Residential) zoned lots to have streetlights on public streets. Public Works expects new homeowners on this site to request streetlights relatively soon after build-out of the site as no other public lighting is allowed on public streets in the area. Additionally, the City is currently working on building complete streets throughout the City which includes adequate lighting for the safety of area residents. Staff of both the Department of Public Works and the Department of Planning is recommending denial of this Waiver request.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/18/15	The City Council approved a Petition to Annex (ANX-60364) 5.24 acres on the northeast corner of Dorrell Lane and Hualapai Way. Staff recommended approval.
11/15/17	The City Council approved a request to Rezone (ZON-70762) from R-E (Residence Estates) to R-1 (Single Family Residential) on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Waiver (WVR-70763) to allow a 208-foot and a 214-foot street off-set where 220 feet is required on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Variance (VAR-70764) to allow a 1.0 street connectivity ratio where 1.3 is required on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way. The Planning Commission and staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-70765) U.S. Government Patent Easements on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-70766) for an 18-lot single-family residential subdivision on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way. The Planning Commission and staff recommended denial.
02/13/18	The Planning Commission approved a request for Variance(s) [VAR-72301 through VAR-72317] to allow a 15-foot front yard setback where 20 feet is required on lots 1 through 17 of an approved 18-lot single-family residential subdivision on 5.24 acres at the northeast corner of Dorrell Lane and Hualapai Way. Staff recommended denial.
	The Planning Commission unanimously voted to recommend APPROVAL on a request for a Waiver (WVR-72300) TO ALLOW NO INTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED on 5.24 acres at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-72284].

<i>Most Recent Change of Ownership</i>	
03/07/16	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses

There are no related business licenses or building permits for the subject site.

Pre-Application Meeting

12/14/17	Staff conducted a pre-application meeting where the submittal requirements for a Waiver and multiple Variances were discussed.
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Neighborhood Meeting

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

Field Check

01/04/18	Staff performed a routine field check of the undeveloped site where no issues of concern were noted by staff.
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Details of Application Request
Site Area

Net Acres	5.24
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential)	R-1 (Single Family Residential)
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estate Residential District) Clark County
West	Multi-Family	PCD (Planned Community Development)	PD (Planned Development)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay District	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area B	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

<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>
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways	100	N*
Dorrell Lane	Local Street	Title 13	56	N*

**Half street improvements are required and will be completed as part of this residential development.*