



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 16, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: MS NORTHWEST LAND COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-74633	Staff recommends APPROVAL.	
VAR-75154	Staff recommends DENIAL, if approved subject to conditions:	GPA-74633
SUP-74637	Staff recommends DENIAL, if approved subject to conditions:	GPA-74633 VAR-75154
SDR-74638	Staff recommends DENIAL, if approved subject to conditions:	GPA-74633 SUP-74637 VAR-75154
TMP-74639	Staff recommends DENIAL, if approved subject to conditions:	GPA-74633 SUP-74637 SDR-74638 VAR-75154

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

40

NOTICES MAILED

796 - GPA-74633 and VAR-75154 - By City Clerk

796 - SUP-74637 and SDR-74638 - By City Clerk

796 - TMP-74639 - By City Clerk

PROTESTS

6 - GPA-74633

2 - VAR-75154

8 - SUP-74637

8 - SDR-74638

10 - TMP-74639

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APPROVALS

0 - VAR-75154
3 - SUP-74637
3 - SDR-74638
2 - TMP-74639

2 - GPA-74633

**** CONDITIONS ****

VAR-75154 CONDITIONS

Planning

1. The Variance is approved for a total of 460 parking spaces where 501 parking spaces are required for the Multi-Family Unit 4 development only. The Multi-Family Unit 5 requested parking variance is not a part of this approval.
2. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Special Use Permit (SUP-74637), Site Development Plan Review (SDR-74638) and Tentative Map (TMP-74639) 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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-74637 CONDITIONS

Planning

1. Conformance to all requirements under the Town Center Development Standards Manual for a Gated Community with Private Street use.
2. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Site Development Plan Review (SDR-74638) and Tentative Map (TMP-74639) shall be required.

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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-74638 CONDITIONS

Planning

1. [The Site Development Plan Review is approved for a total of 306 multi-family units for Multi-Family Unit 4 only. Multi-Family Unit 5 shall not be part of this approval.](#)
2. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Special Use Permit (SUP-74637) and Tentative Map (TMP-74639) shall be required.
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. Trash enclosures shall be provided in sufficient size and numbers to meet the needs of each multi-family development.
5. Trash and refuse collection areas, and mechanical equipment located within each multi-family development shall be designed and screened in accordance with Title 19.08.
6. All perimeter walls, fences, screen and retaining walls shall be designed and constructed in conformance with Town Center Development Standards Manual, except as amended herein.

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7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. 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.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. 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.
13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate additional right-of-way up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial prior to issuance of permits for adjacent development.

16. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of way Section of the Department of Public Works to modify the City's Bureau of Land Management (BLM) Plan of development to include the construction of storm drain facilities on the south side of Assessor's Parcel (APN) #125 20 501-007 to obtain legal right to construct the proposed off-site storm drain prior to constructing improvements on APN #125-20-501-007. If legal right cannot be obtained, Unit 2 of this Site Plan shall be revised to addresses accommodation for existing storm drain facilities on this site. No permits for areas dependent on the proposed storm drain facility shall be issued until such legal right is obtained.
17. Street "A" between Grand Montecito and Oso Blanca shall be constructed as shown on the approved Site Plan to include traffic signal underground infrastructure at both the intersection with Grand Montecito Parkway and Oso Blanca Road. A Public Access Easement for vehicular, bicycle and pedestrian traffic shall be granted across the entire length of Street "A". Street "A" shall be privately maintained and shall not be gated. Any public easements needed to accommodate future traffic signals at both ends of this street shall be granted concurrent with the development of this site. This street may be dedicated to the City at the request of the applicant if the Director of Public Works determines it is necessary for regional street network connectivity.
18. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial and as modified by the City Engineer to match Nevada Department of Transportation's (NDOT's) construction on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. Provide written documentation that this project has been coordinated with NDOT and the City Engineer. Additionally, construct all incomplete half street improvements on Deer Springs Road adjacent to this site and modify the Deer Springs Way/Grand Montecito Parkway intersection and the Deer Springs Way/Doe Brook Trail intersection to meet the approval of the City Traffic Engineer concurrent with the development of this site. Deer Springs Way modifications associated with Unit 5 shall be finalized through the required Traffic Impact Analysis. 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.
19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. All development west of the Doe Brook Trail alignment, excluding unit 4, may connect to public sewer in Doe Brook Trail. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine the appropriate location for public sewer connection to this site for all lots east of Doe Brook Trail, prior to the issuance of any permits. Comply with the recommendations of the Sanitary Sewer Planning Section. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required Public Sewer Easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. Construct off-site sewer in Oso Blanca Road at a depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Civil improvement plans for units 3 and 4 cannot be approved until the public sewer in Oso Blanca Road downstream of this project to Centennial Center Boulevard is under construction.
22. No structures (covered parking) and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements or Public Drainage Easements. Permanent structures shall be set back sufficient distance from public infrastructure to meet required excavation limits.
23. Modify the existing downstream public sewer at the intersection of Deer Springs Way and Doe Brook Trail to send flow southward to existing manhole LT-62.
24. The applicant shall maintain the approved landscaping in Deer Springs Way and Grand Montecito Parkway, including the median, adjacent to this site, per the existing recorded Encroachment Agreement. The applicant shall either amend the existing agreement, or submit a new License Agreement for landscaping and private improvements in the Deer Springs Road public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

25. 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 or the recordation of a Map subdividing this site, whichever may occur first. 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. 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. Private Street "A" shall not be gated.
26. 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.
27. Site Development to comply with all applicable conditions of approval for TMP-74639.

TMP-74639 CONDITIONS

Planning

1. Multi-Family Unit 5 shall not be part of the Tentative Map approval.
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.

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3. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Special Use Permit (SUP-74637) and Site Development Plan Review (SDR-74638) shall be required.
4. Prior to the submittal of any Final Map, the applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to create a separate parcel from APNs 125-20-603-002 and 004. Subsequent to that new parcel's creation the applicant shall modify the existing land use district as depicted on Map 4 Town Center Land Use to that of the district found on APN 125-21-201-001 for the newly created parcel. The applicant shall file a Major Modification with the Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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.
7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Prior to the recordation of a Final Map for this site, a Petition of Vacation for any public right-of-way or City easements in conflict with the recordation of such a Final Map must be recorded. The Order of Vacation for such conflicts must record immediately prior to and concurrent with the recordation of the appropriate Final Map.
10. Prior to the recordation of a Final Map for individual lots along the southern property line east of the Doe Brook Trail alignment, the applicant shall determine the final disposition of the existing private improvements on Assessor's Parcel Number 125-21-201-001 that are not maintained by the applicant. Any solution that involves the areas in question becoming public right-of-way shall meet the approval of the City Engineer.
11. Dedicate additional right-of-way up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial on the Final Map for this site. Additionally, dedicate 10 feet on Deer Springs Road to accommodate the cross section provided on the approved site plan.
12. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of way Section of the Department of Public Works to modify the City's Bureau of Land Management (BLM) Plan of development to include the construction of storm drain facilities on the south side of Assessor's Parcel (APN) #125 20 501-007 to obtain legal right to construct the proposed off-site storm drain prior to constructing improvements on APN #125-20-501-007. If legal right cannot be obtained, Unit 2 of this Tentative Map shall be revised to addresses accommodation for existing storm drain facilities on this site. No permits for areas dependent on the proposed storm drain facility shall be issued until such legal right is obtained.
13. Street "A" between Grand Montecito and Oso Blanca shall be constructed as shown on the approved Site Plan to include traffic signal underground infrastructure at both the intersection with Grand Montecito Parkway and Oso Blanca Road. A Public Access Easement for vehicular, bicycle and pedestrian traffic shall be granted across the entire length of Street "A". Street "A" shall be privately maintained and shall not be gated. Any public easements needed to accommodate future traffic signals at both ends of this street shall be granted concurrent with the development of this site. This street may be dedicated to the City at the request of the applicant if the Director of Public Works determines it is necessary for regional street network connectivity.

14. Internal private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
15. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial and as modified by the City Engineer to match Nevada Department of Transportation's (NDOT's) construction on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. Provide written documentation that this project has been coordinated with NDOT and the City Engineer. Additionally, construct all incomplete half street improvements on Deer Springs Road adjacent to this site and modify the Deer Springs Way/Grand Montecito Parkway intersection and the Deer Springs Way/Doe Brook Trail intersection to meet the approval of the City Traffic Engineer concurrent with the development of this site. 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.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. All lots west of the Doe Brook Trail alignment may connect to public sewer in Doe Brook Trail. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine the appropriate location for public sewer connection to this site for all lots east of Doe Brook Trail, prior to the issuance of any permits. Comply with the recommendations of the Sanitary Sewer Planning Section. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required off-site Public Sewer Easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. Construct off-site sewer in Oso Blanca Road at a depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Civil improvement plans for unit 3 cannot be approved until the public sewer in Oso Blanca Road downstream of this project to Centennial Center Boulevard is under construction.
19. The onsite public sewers within public easements must comply with current City standards. Meet with the Sanitary Sewer Section of the Department of Public Works to discuss sewer setbacks from property lines and parking spaces.
20. Modify the existing downstream public sewer at the intersection of Deer Springs Way and Doe Brook Trail to send flow southward to existing manhole LT-62.

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21. Grant a 30-foot wide "Public Sewer Easement and Public Utility Easement, Surface to be Privately Maintained over the Common Element "Y".
22. Construct a minimum 5-foot wide paved surface over the proposed public sewer in Common Element "DD". The width of Common Element "DD" may need to be increased during civil plan review.
23. Construct a minimum 12-foot wide paved surface over the proposed public sewer in Common Element "Y" to provide maintenance vehicle access to all public sewer manholes. Construct vehicular access gates at the north and south ends of Common Element "Y" for city maintenance vehicles.
24. Grant a "Public Sewer Easement, Surface to be Privately Maintained" over the entirety of Common Element "Y". No trees and no landscaping over 3-feet tall shall be allowed within any of the proposed sewer easements.
25. 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.
26. The applicant shall maintain the approved landscaping in Grand Montecito Parkway, including the median, adjacent to this site, per the existing recorded Encroachment Agreement. The applicant shall either amend the existing agreement, or submit a new License Agreement for landscaping and private improvements in the Deer Springs Road public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

27. 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 or the recordation of a Map subdividing this site, whichever may occur first. 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. 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. Private Street "A" shall not be gated.
28. 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.
29. 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 proposing to develop 60.53 acres located on the west and east sides of Grand Montecito Parkway, north of Deer Springs Way. The proposed development includes 491 multi-family units and 303 detached single-family residences.

ISSUES

- A General Plan Amendment is proposed to eliminate Town Center Collector Trails, Town Center Arterial Trails, and a Town Center Multi-Use Trail located adjacent to and within the subject site. Staff supports this request.
- A Variance is requested to allow 641 parking spaces where 811 is required for both multi-family (apartment) complexes. Staff does not support this request.
- A Special Use Permit is requested to allow a private street without a gate, and multiple gated communities with private streets. Staff does not support this request.
- A Site Development Plan Review is proposed for a development that includes two apartment complexes totaling 491 units, and a detached, single-family residential subdivision that includes 303 lots. Staff does not support this request.
- A Tentative Map with Waivers is proposed to allow private streets to terminate in dead-end stubs and modified hammerheads where cul-de-sacs or hammerheads are required. Staff does not support this request.
- A Waiver is requested to not provide a five-foot wide landscape buffer in conjunction with subdivision perimeter walls with retaining walls with a height of greater than six feet. Staff does not support this request.

ANALYSIS

The subject site encompasses 14 parcels and spans across two separate Special Land Use Designations within the Town Center Master Plan Area. The two Special Land Use Designations are divided by a 60-foot wide public utility easement that runs north and south across the subject site.

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East of the utility easement is the UC-TC (Urban Center Mixed Use – Town Center) Special Land Use Designation. The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

West of the utility easement is the MC-TC (Montecito – Town Center) Special Land Use Designation. The Montecito District is intended to be a multi-use activity center focused on walkability and the opportunity for residents to have access to a variety of destinations. The Montecito District is the most appropriate area within Centennial Hills for large scale mixed-use and multi-use developments, and is envisioned as having a balanced mix of office, retail, residential and entertainment uses. Within this district there are no rigid design requirements, but instead the focus is on the interaction between the public and private realm, ease of pedestrian circulation, and abundance of open space. The central location of the Montecito District within Town Center supports medium to high density and intensity of diverse uses, which are encouraged in order to create a vibrant neighborhood.

The Montecito District shall be limited to the boundaries of Montecito (MC-TC) as depicted in Map Four. The boundaries of the Montecito District may not be expanded, and no request to modify the District beyond the depicted boundaries will be accepted or processed.

The applicant has proposed to develop the 60.53 acres in five units consisting of three detached, single-family residential subdivisions and two multi-family (apartment) complexes for a total of five units. Unit 1 is located within the MC-TC district just east of Grand Montecito Parkway. This unit contains 110 single-family residential lots and is gated with private streets. Unit 2 is also a single-family residential subdivision located within the MC-TC district, with 107-lots. This subdivision is north of Unit 1 and is also gated with private streets. East of Unit 1 is the third and final residential subdivision proposed. This unit is within the UC-TC district and contains 86 single-family residential lots. This particular unit is designed to provide lots comparable in size to the existing single-family residential subdivision to the south commonly known as *Timberlakes*. Unit 4 encompasses the far northeastern portion of the overall site and is programmed for a multi-family (apartment) complex containing 306 units. The units will be spread throughout the 13.29-acre site within 13 three-story buildings. The complex will also provide a pool, courtyard, and clubhouse/community center. This majority of this complex is within the UC-TC portion of the site, but a portion of the site does cross the utility easement and includes a portion of the MC-TC district. A Condition of Approval has been added to require a Major Modification in order to create a single land use

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designation for this particular unit as parcels with split designations are not supported by the Town Center Development Standards Manual or Title 19. The fifth and final unit is the second multi-family (apartment) complex located on the west side of Grand Montecito Parkway within the MC-TC district of Town Center. This complex provides 185-units within eight, three-story buildings and also provides a pool, courtyard, and clubhouse/recreation center for the residents.

General Plan Amendment

The applicant is requesting a General Plan Amendment to eliminate the portion of Town Center Collector Trail adjacent to the northernmost property line of the subject site, the portion of the Town Center Multi Use Trail adjacent to the southern property line of parcel number 125-21-201-001, the portion of Town Center Collector Trail that is aligned with the north/south utility easement, and the portion of the portion of the Town Center Collector Trail that dissects the overall subject site east to west. The applicant is proposing to replace these portions of trail ways by constructing a new east/west private road that will connect Grand Montecito Parkway to the west and Oso Blanca Road to the east. This new right-of-way will include a pedestrian pathway (sidewalk) and bike lane.

Staff supports this request, as the existing trail alignments were only connected to Grand Montecito Parkway from within the site and not to Oso Blanca Road, which has become a preferred method of travel for a variety of travelers; therefore, staff is recommending approval of the General Plan Amendment.

Variance

The applicant is requesting a Variance to reduce the amount of required parking in both proposed Multi-Family developments, Units 4 and 5. Unit 4 requires 501 parking spaces and is providing 441; while Unit 5 is required to provide 310 parking spaces and is providing 200 parking spaces. Staff finds this request to be a self-imposed hardship and evidence of both Unit 4 and 5 being overdeveloped; therefore, staff is recommending denial of the Variance request.

Special Use Permit

Gated communities with private streets are permitted within Town Center by a Special Use Permit approved by the Las Vegas City Council. The applicant has proposed to construct a 64-foot wide right-of-way that not only provides access to four of the five units, but also provides a link between Grand Montecito Parkway to the west and Oso Blanca Road to the east for a variety of travelers, including vehicular, pedestrian, and those traveling by bicycle. While the road will be private and maintained by the Home Owners Association (HOA), it is not gated, and a public access easement will be granted to allow area residents to use the east/west roadway. This main roadway

through the proposed development provides access to four of the five units proposed, including all three residential subdivisions, and one multi-family complex. The fifth unit, is accessed by Deer Springs Way. All five units proposed are gated with private street and drive isles to be maintained by a private Home Owners Association. There is no internal connection between the three subdivisions. While four of the five units proposed are adjacent to one another, there is no internal access between the units.

Providing a private street without a gate and with a public easement is not the preferred means of providing public right-of-way and is not supported by staff; therefore, staff is recommending denial of the requested Special Use Permit.

Tentative Map

The single-family residential subdivision units depicted on the proposed Tentative Map demonstrate 303 lots with an average lot size of 3,916 square feet. The largest lot provided is 9,432 square feet, while the smallest lot provided is 2,942 square feet. Typical lot widths provided are 25 and 35 feet.

The applicant has requested a Waiver to allow the use of dead-end stubs and modified hammerheads within the proposed single-family residential subdivisions where private streets are required to terminate in cul-de-sacs and hammerheads. Cul-de-sacs and hammerheads provide adequate space for vehicular traffic to safely turn around when necessary. The proposed dead-end stubs and modified hammerheads are also trouble some for emergency vehicles as they do not provide adequate space for their vehicles to safely turn around. While the applicant acknowledges all residential units will be required to provide fire sprinkler systems, there occasions when emergency personnel other than the Fire Department need access to the residences.

The submitted east/west and north/south cross sections depict maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. The proposed Tentative Map depicts a maximum eight-foot tall retaining wall along the south, west and east property lines. Town Center requires Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five-foot wide landscape planter as a buffer. The applicant has proposed eight-foot tall retaining walls without the landscape buffer, or “step-back” design to lessen the visual impact of a wall with a total maximum height of 14 feet as proposed. Staff does not support this Waiver request as it is in direct conflict of the overall purpose and intent of the design standards set forth in the Town Center Development Standards Manual. As a result of the Waivers requested with the proposed Tentative Map, staff is recommending denial of the application.

FINDINGS (GPA-74633)

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

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

Eliminating existing trail alignments that do not link to trails east of the subject site and replacing it with a trail alignment that provides an east/west link for all varieties of travelers is compatible with the existing adjacent land use designations.

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

This finding is not applicable, as the amendment is in regards to existing and proposed trail alignments only.

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

The existing trail alignments only provided linkage within the subject site and to Grand Montecito Parkway, and not Oso Blanca Road which has become a preferred method of travel for area residents. Staff supports the trail alignment proposed adjacent to a new east/west right-of-way that would provide adequate transportation options between Grand Montecito Parkway and Oso Blanca Road.

4.The proposed amendment conforms to other applicable adopted plans and policies.

If approved, the proposed trail alignment would conform to the goals of the Trails Element of the 2020 Master Plan.

FINDINGS (VAR-75154)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop Units 4 and 5. Alternative site design and a reduction in the unit (apartment) count would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-74637)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed private streets and gated communities within the residential subdivisions can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, but staff is unable to support a private street without a gate that contains a public access easement as this is not the standard for public right-of-way.

- 2.The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is surrounded by existing residential, commercial, and civic land uses and is suitable for both the proposed single-family and multi-family land uses.

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

Street facilities providing access to the property are adequate in size to meet the needs of the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this request would be inconsistent with the objectives of the General Plan with the responsibility of maintaining a public right-of-way being placed upon the Home Owners Association (HOA), which is not standard practice.

5. The use meets all of the applicable conditions per the Town Center Development Standards Manual.

The proposed private streets and gated communities do not meet all applicable standards of Town Center as the east/west private right-of-way will not have a gate.

FINDINGS (SDR-74638)

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;

The proposed development is compatible with existing development in the area as it is located north of single-family residential subdivisions, east of a hospital and medical office building, south of an existing park and multi-family development, and west of Interstate 95.

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

The proposed development does not meet the minimum parking requirements for multi-family, or the requirements for street design in regards to hammerheads and cul-de-sacs.

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

The proposed site access and circulation does not negatively impact adjacent roadways or existing neighborhood traffic as evidenced by the traffic study prepared by the Department of Public Works which found the existing area roadways to be under capacity and would continue to be under capacity with the addition of the proposed development.

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

Proposed building materials consist of plaster and stucco with varying colors and expression lines as required by the Town Center Development Standards Manual. Landscape improvements in the right-of-way are required by the Town Center Development Standards Manual to utilize a particular plant palette, but interior to the site the developer is able to utilize a variety of planting material as long as the materials are consistent with the Southern Nevada Regional Planning Coalition Plant List. The applicant has proposed a wide range of plant materials including the "Purple Robe Locust" tree and "Orange Jubilee" shrubbery which are both on the Southern Nevada Regional Planning Coalition Plant List.

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;

The proposed building elevations and design characteristics are not unsightly and create an orderly and aesthetically pleasing environment that is compatible with development in the area.

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

If approved, the proposed development is subject to rigorous building plan review and regular site inspections throughout the construction phase protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
07/20/94	The City Council approved a request for a Reclassification of Property (Z-0052-94) located as follows: Site 1: the south side of Deer Springs Way, between Durango Drive and Janell Drive; Site 2: the north side of Deer Springs Way, between Durango Drive and Riley Street from R-E (residence Estates) and C-2 (General Commercial) to R-CL (Single Family Compact Lot) to allow a total of 274 single family dwellings.
09/06/95	The City Council approved a request for an Extension of Time [Z-0052-94(1)] for a total of 274 single family dwellings on properties located on the south side Deer Springs Way, between Durango Drive and Janell drive and north of Deer Springs Way, between Durango Drive and Riley Street.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD11 (Residential Planned Development – 11 Units Per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) zones, to T-C (Town Center), size 1,468 acres.
12/01/04	The City Council approved a request for a Major Modification (MOD-5497) of the Town Center Land Use Plan of the centennial Hills Sector Plan of the General Plan to change the land use designation from MS-TC (Main Street Mixed Use – Town Center) to (General Commercial – Town Center) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95. The Planning Commission and staff recommended approval.
07/12/06	The City Council approved a request for a Major Modification (MOD-11449) of the Town Center Development Plan to change the land use designation from GC-TC (General Commercial) to UC-TC (Urban Center Mixed Use) on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway. The Planning Commission was unable to achieve supermajority and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for a Special Use Permit (SUP-11444) to allow a development in excess of twelve stories and Waiver from 330-foot distance separation requirement from single family residences on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway. The Planning Commission and staff recommended denial. The City Council approved a request for a Site Development Plan Review (SDR-10126) for a proposed 1,575,000 gross square-foot mixed-use regional mall with 900 residential units and Waivers of main transition zone, Town Center Core and Town Center Urban Zone building height, step back and build-to-line requirements; and to allow 15.4 percent open space where 20 percent is the minimum amount of open space required in Town Center portion of the project on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway. The Planning Commission was unable to achieve supermajority and staff recommended approval.
09/05/07	The City Council approved a request for a Review of Condition (ROC-23482) of number 24 of an approved Site Development Plan Review (SDR-10126) which required the applicant to construct full width improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an Extension of Time is approved by the City Engineer to now require that the applicant shall construct full width improvements for Grand Montecito Parkway to be completed within 21 months on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway. Staff recommended approval.
02/28/08	The Planning Commission approved a request for a Tentative map (TMP-26420) for a two-lot residential/commercial mixed-use subdivision on 64.97 acres, 1350 feet east of Durango Drive and adjacent to the north side of Deer Springs Way. Staff recommended approval.
04/19/17	The City Council approved a request for a Major Modification (MOD-68579) of the Town Center Land Use Plan to amend Map 4 to add the MC-TC (Montecito – Town Center) land use designation and remove the Montecito Town Center Mixed Use Commercial Overlay designation on approximately 202.00 acres generally located north of Clark County 215, east of Durango Drive. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/13/18	The Planning Commission approved a request for an abeyance until the December 11, 2018 Planning Commission meeting in order to re-notice General Plan Amendment (GPA-74633), Special Use Permit (SUP-74637), Site Development Plan Review (SDR-74638), and Tentative Map (TMP-74639).
12/11/18	The Planning Commission voted (6-0) to recommend APPROVAL of GPA-74633 and companion items VAR-75154, SUP-74637, SDR-74638 and TMP-74639 [PRJ-74608].

<i>Most Recent Change of Ownership</i>	
12/30/10	A deed was recorded for a change in ownership for 125-20-602-005
	A deed was recorded for a change in ownership for 125-20-602-010
	A deed was recorded for a change in ownership for 125-20-602-002
	A deed was recorded for a change in ownership for 125-20-602-009
	A deed was recorded for a change in ownership for 125-20-603-001
	A deed was recorded for a change in ownership for 125-20-603-003
	A deed was recorded for a change in ownership for 125-20-603-002
	A deed was recorded for a change in ownership for 125-20-603-004
	A deed was recorded for a change in ownership for 125-20-601-003
	A deed was recorded for a change in ownership for 125-20-601-006
	A deed was recorded for a change in ownership for 125-21-201-001
	A deed was recorded for a change in ownership for 125-20-602-006
	A deed was recorded for a change in ownership for 125-20-602-011
	A deed was recorded for a change in ownership for 125-20-601-005

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

<i>Pre-Application Meeting</i>	
09/20/18	Staff conducted a pre-application meeting where the submittal requirements and deadlines for the proposed development were discussed.

Neighborhood Meeting	
10/22/18	Date: 10/22/18 Start Time: 5:30 p.m. End Time: 7:00 p.m. <u>Attendees:</u> Approximately 27 members of the public (neighbors). One representative from the Department of Planning. Four representatives for the applicant. <u>Meeting Results:</u> The meeting began with an overview of the project and the application requests presented by one of the applicant's representatives: • Detached two-story single family homes; and • Attached two and three-story Townhomes. • The two-story Townhome model is a front load garage with a typical 18-foot driveway; The three-story Townhome model is a rear alley load product with a five-foot driveway leading to the attached garages. • The two-story Townhomes have a starting price of \$210,000 - \$229,000; the three-story Townhomes have a starting price of \$310,000 - \$340,000. • The Townhome units range in size from 1,100 SF – 1,600 Sf for the two-story; and 1,600 SF – 1,900 SF for the three-story units. • The applicant's representative also indicated that they have met the open space requirement and the Waiver would no longer be necessary. The meeting was then turned over to the neighbors in attendance for questions. Their questions and concerns are as follows: • The neighbors wanted to know how wide the buffer was between the Timberlake homes located on Deer Springs Way and the proposed Townhomes located adjacent to the southernmost property line of the development. The applicant's representative indicated there would be a 20-foot wide buffer between the two. • Timberlakes would also appreciate a more "customized" notification "ring" for future neighborhood meetings as not all residents are reached with the traditional 500-foot notification radius. The applicant agreed to make sure all residents are kept informed.

Neighborhood Meeting	
	• The Timberlakes residence would like to have one more neighborhood meeting prior to the Planning Commission meeting held on November 13th in order for the residents to evaluate any revisions to the site plan that come about from this neighborhood meeting. • The neighbors asked about lot sizes, to which the applicant's representative indicated the detached single family homes have a lot size just north of 3,000 SF, and the Townhomes will not have traditional "lots" as they will have common areas that are maintained by the HOA (no individual yard space). The Townhome lot would only consist of the Townhome footprint itself. • The neighbors expressed concern about the number of "lots" not having individual yard space and for the development to turn "Section 8." They indicated they felt the proposed development was too "dense" and that there would be too many people and vehicles trying utilize an already crowded area, especially the roads. The applicant informed the resident's that the current district designation for the subject site's allowed density up to 25 dwelling units per acre, and the proposed development is approximately 13 dwelling units per acre. The applicant will not be pursuing the originally requested Major Modification and will maintain the current land designations of UC-TC and MC-TC. In addition, if subsequent traffic studies indicated the need, mitigating measures would be implemented to relieve traffic congestion as much as possible, but with the on-going right-of-way improvements that are currently under construction in the immediate area that it would take some time to get resolved. KB Home would be completing the right-of-way improvements of Oso Blanca adjacent to the subject site. • The residents asked about community centers and pools, to which the applicant indicated those amenities along with the open space amenities would be programmed at a later date. • The residents also expressed concern in regards to flooding during rain events, to which the applicant indicated there would be Drainage Studies performed and the storm water would be channeled as to not cause property damage.

Neighborhood Meeting	
	• The neighbors indicated the wall along Deer Springs Way is owned and maintained by the Timberlakes association and they do not want to have to be responsible for damage to their wall by future residents of the proposed development. The applicant's representative indicated that they would explore multiple options to resolve the potential conflict, including a secondary perimeter wall adjacent to the existing perimeter wall. • The neighbors asked if this proposed development would have a single or multiple Home Owner's Associations (HOA), to which the applicant responded only one HOA would govern the proposed development. The gates would not be guard gated, only keypads controlling access to the development. • The neighbors raised concerns about the townhome portion of the development being primarily rental units. The applicant assured the neighbors that KB Homes would watch for and prevent a single buyer purchasing multiple units, or a "block" of units to aid in the prevention of a rental community, but that there are no laws preventing someone from renting out their property for over 31 days to a long term renter. • The applicant assured the residents the proposed east/west right-of-way would not be gated to help reduce the traffic flow that utilizes Deer Springs Way as a "cut through" to Oso Blanca Road and that only the ingress/egress to the individual neighborhoods within the proposed development would be gated. The proposed east/west right-of-way would have a minimum width of 60 feet and include a pedestrian pathways and a bike lane for a variety of users. There are a total of four gated ingress/egress for the proposed development. • The neighbors indicated the parking in adjacent neighborhoods is a problem during pick-up and drop-off periods for the adjacent school, and that individuals are often parked in the right-of-way creating a traffic hazard. In addition, the adjacent neighborhoods do not provide adequate parking for the residents and their guests which also leads to on-street parking. The applicant's representative indicated that every Townhome and Single Family home has an attached 2-car garage, and the Townhome portions of the proposed development provide for additional visitor parking throughout the development.

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Neighborhood Meeting	
	• The residents of Timberlake indicated they would prefer the detached, single-family homes to be adjacent to their detached, single family homes rather than Townhomes. The Timberlake community is concerned that having Townhomes constructed immediately adjacent to their development that have a lower price point than their existing detached single family homes would affect their property values. The applicant's representative assured the neighbors that the applicant (KB Home) would explore an alternative site plan that would include located the detached single-family homes adjacent to Timberlakes. • The neighbors asked if they would still be able to "cut through" the subject site to access the park to the north. The applicant's representative indicated that the development would not be accessible by the public. Non-residents would have utilize walkways adjacent to either Oso Blanca Road or Grand Montecito Parkway to access the park. The meeting concluded with a one-on-one question/answer session with the applicant's representatives.
11/07/18	A second neighborhood meeting was held by the applicant.

Field Check	
10/04/18	Staff observed the undeveloped sites proposed for development. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	60.53

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<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>	<i>Town Center District</i>
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)	MC-TC (Montecito – Town Center)
				UC-TC (Urban Center Mixed-Use – Town Center)
North	City Park	TC (Town Center)	T-C (Town Center)	PF-TC (Public Facilities – Town Center)
South	Single family, Detached	TC (Town Center)	T-C (Town Center)	MC-TC (Montecito – Town Center)
				L-TC (low Residential – Town center)
East	Oso Blanca Road	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Hospital	TC (Town Center)	T-C (Town Center)	MC-TC (Montecito – Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan Area	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

**The applicant is requesting a General Plan Amendment to eliminate the existing trails located within and adjacent to the subject site in order to provide a pedestrian pathway and bike lane that links Grand Montecito Parkway and Oso Blanca Road via a new east/west roadway.*

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply for Units 1, 2 and 3 (Detached, Single Family) within the MC-TC (Montecito - Town Center) and UC-TC (Urban Center Mixed Use - Town Center) Districts:

<i>Standard</i>	<i>Proposed</i>
Min. Setbacks	
• Front	
To Garage	18 Feet
To Living	14 Feet
• Side	
Interior	5 Feet
Corner	10 Feet
• Rear	
Living	10 Feet
Patio	5 Feet
Max. Building Height	2 Stories

Pursuant to the Town Center Development Standards Manual, the following standards apply for Unit 4 (Multi-Family) within the UC-TC (Urban Center Mixed Use - Town Center) District:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	Zero Feet	90 Feet	Y
• Side	10 Feet	62 Feet	Y
• Corner	15 Feet	29 Feet	Y
• Rear	20 Feet	81 Feet	Y
Max. Building Height	3 Stories	3 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	By Condition
Mech. Equipment	Screened	By Condition	By Condition

Pursuant to the Town Center Development Standards Manual, the following standards apply for Unit 5 (Multi-Family) within the MC-TC (Montecito - Town Center) District:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	Zero Feet	15 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	675 Feet	Y
Max. Building Height	3 Stories	3 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	By Condition
Mech. Equipment	Screened	By Condition	By Condition

Existing Zoning	Acreage	Permitted Density	Proposed Density	Units Allowed	Units Proposed
T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation]	35.66	1.00 – 25.00 du/ac	13.29 du/ac	1 - 891	474

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Existing Zoning	Acreage	Permitted Density	Proposed Density	Units Allowed	Units Proposed
T-C (Town Center) Zone UC-TC (Urban Center - Town Center) Special Land Use Designation	24.73	12.10 – 25.00 du/ac	12.94 du/ac	299 - 618	320

Open Space – Town Center						
Total Acreage	Density	Required		Provided		Compliance
		Percent	Area	Percent	Area	
60.53	13.15 du/ac	12%	7.26 acres	19%	11.56 acres	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Montecito Parkway	Town Center Loop	Town Center Development Standards	100	Y
Oso Blanca Road	Town Center Arterial	Town Center Development Standards	25	N*
Deer Springs Way	Town Center Arterial	Town Center Development Standards	40	N**

*Full street improvements are required as part of the proposed development if approved.

**Half Street improvements are required as part of the proposed development if approved.

While Town Center does not have a specific requirement for connectivity, staff uses the connectivity ratio as a tool to evaluate the diversity of vehicular and pedestrian options a transportation network provides for all travelers within all proposed residential subdivisions.

Connectivity for Unit 1		
Transportation Network Element	# Links	# Nodes
Internal Street	12	
Internal Intersection / Cul-de-sac or Other Non-Intersection Terminus		12
Total	12	12

	Preferred	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00
Connectivity for Unit 2		
Transportation Network Element	# Links	# Nodes
Internal Street	14	
Internal Intersection / Cul-de-sac or Other Non-Intersection Terminus		14
Total	14	14
	Preferred	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00
Connectivity for Unit 3		
Transportation Network Element	# Links	# Nodes
Internal Street	10	
Internal Intersection / Cul-de-sac or Other Non-Intersection Terminus		10
Total	10	10
	Preferred	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

Town Center

Streetscape Standards	Required	Provided	Compliance
Grand Montecito Parkway (Town Center Loop)	4-Foot Amenity Zone; 5-Foot Sidewalk; 10-Foot Landscape Setback; 15-Foot Landscape Median.	Four-Foot Amenity Zone; Five-Foot Sidewalk; Fifteen-Foot Landscape Median	Y*
Oso Blanca Road (Town Center Arterial)	4-Foot Amenity Zone; 5-Foot Sidewalk; 10-Foot Landscape Setback; 15-Foot Landscape Median.	By Condition	Y**
Deer Springs Way (Town Center Arterial)	4-Foot Amenity Zone; 5-Foot Sidewalk; 10-Foot Landscape Setback; 15-Foot Landscape Median.	Four-Foot Amenity Zone; Five-Foot Sidewalk; Fifteen-Foot Landscape Median	Y*

*The applicant will be responsible for the 10-foot wide landscape buffer adjacent to the existing sidewalk along Grand Montecito Parkway and Deer Springs Way.

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***A Condition of Approval has been added to ensure Oso Blanca Road is developed to the Town Center Development Standards.*

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

pursuant to the rules and forms, the following parking standards apply:

Parking Requirement								
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance		
		Parking Ratio	Parking		Parking			
			Regular	Handi-capped	Regular		Handi-capped	
Multi-Family Residential – Unit 4	306	Studio and One Bedroom Units – 1.25 Spaces per Unit	811					
		Two Bedroom Units – 1.75 Spaces per Unit						
Multi-Family Residential – Unit 5	185	Three Bedroom and Above Units – Two Spaces per Unit						
One Additional Guest Parking for Every 6 Units Spread Throughout the Development								
TOTAL SPACES REQUIRED			811		641		N*	
Regular and Handicap Spaces Required (2% of 811)			794	17	628	13	N*	
Percent Deviation			21%					

**The applicant is requesting a Variance to reduce the number of required parking spaces within the two multi-family portions of the proposed development.*

Department of Public Works Traffic Study

Tentative Map for a Proposed 303-Unit Single Family Residential Development and a 491-Unit Multi-Family Residential Development				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	303	9.44	2,860
AM Peak Hour			0.74	224
PM Peak Hour			0.99	300

NE

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Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DWELL]	491	5.44	2,671
AM Peak Hour			0.36	177
PM Peak Hour			0.44	216
Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DWELL]	794	5.44	5,531
AM Peak Hour			0.36	401
PM Peak Hour			0.44	516
Existing Traffic on Nearby Streets				
Grand Montecito Parkway				
Average Daily Traffic (ADT)			7,821	
PM Peak Hour (Heaviest 60 Minutes)			626	
Oso Blanca Road				
Average Daily Traffic (ADT)			7,960	
PM Peak Hour (heaviest 60 minutes)			637	
Durango Drive				
Average Daily Traffic (ADT)			34,246	
PM Peak Hour (Heaviest 60 minutes)			2,740	
Elkhorn Road				
Average Daily Traffic (ADT)			15,614	
PM Peak Hour (Heaviest 60 minutes)			1,249	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Grand Montecito Parkway			35,490	
Oso Blanca Road			16,380	
Durango Drive			53,445	
Elkhorn Road			35,490	
Summary				
This project will add approximately 6,806 trips per day on Grand Montecito Parkway, Deer Spring Way, Oso Blanca Road, Durango Drive and Elkhorn Road. Currently, Grand Montecito Parkway is at approximately 22 percent of capacity, Oso Blanca Road is at approximately 49 percent of capacity, Durango Drive is at approximately 64 percent of capacity and Elkhorn Road is at approximately 44 percent of capacity. With this project, Grand Montecito Parkway is expected to be at approximately 38 percent of capacity, Oso Blanca Road is expected to be at approximately 82 percent of capacity, Durango Drive to be at approximately 74 percent of capacity and Elkhorn Road to be at approximately 60 percent of capacity. Counts are not available for Deer Springs Way in this vicinity, but it is believed to be under capacity.				

GPA-74633, VAR-75154, SUP-74637, SDR-74638 AND TMP-74639 [PRJ-74608]
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Based on Peak Hour use, this development will add into the area roughly 516 additional cars, or about 17 every two minutes.

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Town Center	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails	N*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

**A General Plan Amendment is requested to eliminate the existing trails adjacent to and within the subject site in order to create a new pedestrian pathway and bike lane within the proposed east/west private right-of-way that connects Grand Montecito Parkway and Oso Blanca Road.*

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Private streets shall terminate in cul-de-sacs or hammerheads.	To allow private streets to terminate in dead-end stubs and modified hammerheads.	Denial
Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five-foot wide landscape planter as a buffer.	To not provide a five-foot wide landscape buffer.	Denial