



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: PARDEE HOME NEVADA

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAC-66486	Staff recommends APPROVAL, subject to conditions:	N/A
TMP-66485	Staff recommends APPROVAL, subject to conditions:	VAC-66486

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

34 - TMP-66485

33 - VAC-66486

NOTICES MAILED

712 - TMP-66485

1 - VAC-66486

APPROVALS

0 - TMP-66485

0 - VAC-66486

PROTESTS

2 - TMP-66485

0 - VAC-66486

**** CONDITIONS ****

VAC-66486 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused Public Sewer and Public Drainage Easements generally located on the south half of Skye Canyon Parcel 1.2.
2. This Vacation shall record immediately prior to the recordation of an Amended Final Map for the south portion of Skye Canyon Parcel 1.2.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Provide and improve all drainageways recommended in the approved drainage study update.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-66485 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of Vacation (VAC-66486) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A Petition of Vacation, such as VAC-66486, to eliminate existing Public Sewer and Public Drainage Easements in conflict with this site shall record immediately prior to the recordation of the amended Final Map for this site.

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8. 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.
9. 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.
10. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easements.
11. 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 the approved Development Agreement.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
13. 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. We note that the proposed sewer alignments do not meet acceptable standards. The applicant shall meet with Sanitary Sewer Planning Section of the Department of Public Works to revise sewer layouts before submitting construction drawings.
14. Comply with all applicable conditions of approval for the Sky Canyon Parent Tentative Map (TMP-53058) and any other site related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Vacation of all existing public sewer and drainage easement and a proposed Tentative Map for a 177-lot single-family residential subdivision located on the southwest corner of Skye Canyon Drive and Grand Canyon Drive.

ISSUES

- A Tentative Map is required to subdivide this property into 177 single-family residential lots.
- A Vacation is required to vacate the existing public sewer and drainage easement which is no longer applicable to the new subdivision layout of the southern portion of the development.

ANALYSIS

The subject property is zoned T-D (Traditional Development) with a Kyle Canyon land use designation of L (Residential Low). The north half of the subdivision is designated as Kyle R-1 (Single Family Residential) district and the south half is designated as Kyle R-CL (Single Family Compact Lot) district. A Final Map (FMP-58284) was recorded for a 173-lot single-family residential subdivision on 06/28/16. The record map contains 70 lots on the north half and the south half contains 103 lots. This application is to modify a portion of the north half of the subdivision and to modify the entire south half. The south half will contain 107 lots meets the minimum requirements of R-CL district. For the portion of the north half only lots 3 through 17 will decrease in size from the recorded map and still meets the minimum lot size requirements. The number of lots on the north half remains as is. A Vacation (VAC-66486) has been requested to vacate all existing public sewer and drainage easements within the south half of the residential subdivision. The reason for the vacation and tentative map is that a new subdivision layout will be proposed for the south portion of this site.

The L (Residential) Kyle Canyon land use designation allows for a maximum of 15 residential dwelling units per acre with an average of 5.49 dwelling units per acre. The proposed development has a density of 5.00 dwelling units per acre.

The Master Developer has approved the proposed residential subdivision is in compliance with the Developer review and the Skye Canyon Design Guidelines. This development was reviewed under the Kyle R-1 (Single Family Residential) district and the Kyle R-CL (Single Family Compact Lot) district development standards. The proposed Kyle R-1 district lot sizes range

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from 6,069 square feet to 13,216 square feet with a minimum lot width of 60 feet. The proposed Kyle R-CL district ranges from 4,193 square feet to 7,629 square feet with a minimum lot width of 50 feet. The proposed lot sizes and widths meet the minimum requirements of the Kyle Canyon (Skye Canyon) Development Standards. Although it is not subject to Title 19 connectivity requirements, this subdivision scores below the preferred 1.3 link-to-node ratio.

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in the Skye Canyon Development Standards, a development with natural slope greater than 2% is allowed a maximum 8-foot retaining wall. A maximum 6-foot retaining wall is shown along the west property line and a maximum 6-foot retaining wall is shown along the east property line. The submitted north/south cross sections depict maximum natural grade less than 2% across this site. Per the Tables in the Skye Canyon Development Standards, a development with natural slope less than or equal to 2%, is allowed a maximum 8-foot retaining wall. A maximum 4-foot wall is shown on the south property line and a maximum 4-foot retaining wall is shown on the north property line.

The Department of Public Works has provided the Average Daily Traffic (ADT) for the proposed 177-lot residential subdivision and approximately 1,685 trips per day on Skye Canyon Park Drive and Grand Canyon Drive. Skye Canyon Drive is at about 19 percent of capacity and Grand Canyon Drive is at about 18 percent of capacity. The proposed project, Skye Canyon Park is expected to be at about 24 percent capacity and Grand Canyon Drive to be at about 23 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 177 additional cars or about three cars every minute.

The proposed development is consistent with Kyle Canyon Development Standards, as well as the zoning ordinance (Title 19) in effect when the standards were adopted. The proposed development meets all the minimum requirements for the Kyle Canyon Development Standards; therefore, staff recommends approval of this Tentative Map with conditions.

FINDINGS (VAC-66486)

The City of Las Vegas has no objection to vacate Public Drainage Easements and Public Sewer Easements within the southern portion of Skye Canyon Parcel 1.2 generally located west of Grand Canyon Drive and north of Eagle Canyon Avenue. The reason for the vacation is that a new subdivision layout will be proposed for the south portion of this site. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission.

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FINDINGS (TMP-65943)

The proposed Tentative Map conforms to Nevada Revised Statute as the proposed development meets all the Kyle Canyon (Skye Canyon) Development Standards; therefore, staff recommends approval of this Tentative Map with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Road. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a General Plan Amendment (GPA-9167) request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) and PF (Public Facilities), to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a General Plan Amendment (GPA-12339) request to amend Map 11 of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) and Special Use Permit (SUP-13536) request to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location. The Planning Commission and staff recommended approval. These entitlements have expired.
05/16/07	The City Council approved a Rezoning (ZON-20543) request from R-E (Residence Estates) and U (Undeveloped) TND [General Plan designation] to TD (Traditional Development). The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DIR-21605) to adopt the Kyle Canyon Development Standards and Design Guidelines and the Development Agreement for the Kyle Canyon Master Plan area. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/18/07	The City Council approved a Review of Condition (ROC-22954) request to remove all Conditions of Approval from a Rezoning (ZON-20543). This Rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff recommended approval.
08/15/07	The City Council approved a Major Modification (MOD-22589) request to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Planning Commission and staff recommended approval.
	The City Council approved Tentative Map (TMP-22586) request for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval. This map is expired.
09/11/07	The applicant filed a Final Map (FMP-24541) technical review for a Parent Final Map for the Kyle Canyon Master Plan area. This map expired.
09/19/07	The City Council approved a General Plan Amendment (GPA-20469) request to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development). The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-22351) request to change the zoning from U (Undeveloped) [PCD (Planned Community Development) General Plan designation], C-1 (Limited Commercial), and C-2 (General Commercial) to T-D (Traditional Development) at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-20475) request to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-20478) request to allow a non-restricted gaming facility at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval. This entitlement has expired.
12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) request for a Parent Tentative Map for a 105-lot mixed-use subdivision on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval of the request. This map expired.
02/06/08	The City Council approved a Master Plan of Streets and Highways (MSH-25695) and a Major Modification (MOD-25875) to the Kyle Canyon Development Standards and Design Guidelines to update the appropriate street names and roadway alignments proposed as a part of this Tentative Map application. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/20/08	The City Council approved a General Plan Amendment (GPA-25383) requested to modify Map Number 7 of the Centennial Hills Sector Plan to remove the alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction. The Planning Commission and staff recommended approval.
07/02/08	The City Council approved an Extension of Time (EOT-28126) requested for a Site Development Plan (SDR-13535) for a proposed Electric Utility Substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.
07/02/08	The City Council approved an Extension of Time (EOT-28125) requested for a Special Use Permit (SUP-13536) to allow a proposed Electric Utility Substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.
08/06/08	The City Council approved a Required Review (DIR-28767) of the Development Agreement between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
12/03/08	The City Council approved a Required Review (DIR-29916) of the Development Agreement between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
08/05/09	The City Council approved a Required Review (DIR-34955) of the Development Agreement dated 08/08/07 between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
08/17/11	The City Council approved a Required Review (DIR-42369) of the Development Agreement dated 08/08/07 between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
11/16/11	The City Council approved an amendment to the Kyle Canyon Development Agreement (DIR-42266) on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
04/08/14	The Planning Commission approved a Parent Tentative Map (TMP-53058) for a 45-lot subdivision for on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/18/14	The Parent Final Map (FMP-53700) for Sky Canyon Phase I was recorded for, four builder parcels on 163.65 acres.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single family subdivision at the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
03/11/15	The Final Map (FMP-58284) was processed for a Technical Review for a 173-lot single family residential subdivision at the southwest corner of Horse Drive and Grand Canyon Drive. The Final Map has not been recorded.
06/15/16	The Final Map (FMP-58284) technical review was approved for a 173-lot single family residential subdivision at the southwest corner of Horse Drive and Grand Canyon Drive. The final map was recorded on 06/28/16.
07/12/16	The Planning Commission voted to withdraw a request for a Tentative Map (TMP-63890) for a 190-lot residential subdivision.

<i>Most Recent Change of Ownership</i>	
01/14/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/09/16	A building permit (#310874) was issued for grading of the property located at 9710 Eagle Canyon Avenue. The permit has not been finalized.

<i>Pre-Application Meeting</i>	
08/22/16	A pre-application meeting was conducted with the applicant regarding the submittal requirements for a Tentative Map and Vacation of the all existing public sewer and drainage easements.

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

<i>Field Check</i>	
09/01/16	A field check by staff observed that the subject property was being graded and the perimeter landscaping has been installed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	37.99

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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>
Subject Property	Undeveloped	L (Residential Low)	T-D (Traditional Development)
North	Undeveloped	GC (General Commercial)	T-D (Traditional Development)
South	Single Family, Detached	L (Residential Low)	T-D (Traditional Development)
East	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
	Multi-Family Residential		
West	Single Family, Detached	L (Residential Low)	T-D (Traditional Development)

<i>Master Plan Areas</i>	<i>Compliance</i>
Skye Canyon Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-D (Traditional Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Kyle Canyon Development Standards Manual the following standards apply to the Kyle R-1 (Single Family Residential) District:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	4,500 SF	6,069 SF	Y
Min. Lot Width	40 Feet	60 Feet	Y
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front Side entry garage	10 Feet	10 Feet	Y
• Front Front entry garage	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner Porch	10 Feet	10 Feet	Y
• Living	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y

Lot coverage, building heights and equipment screening will be reviewed through the building permit process.

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Pursuant to the Kyle Canyon Development Standards Manual the following standards apply to the Kyle R-CL (Single Family Compact Lot) district:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	2,000 SF	4,193 SF	Y
Min. Lot Width	26 Feet	50 Feet	Y
Min. Setbacks			
• Front Interior Street	3 Feet	3 Feet	Y
2 nd story living over garage	5 Feet	5 Feet	Y
Porch	10 Feet	10 Feet	Y
Single story living	14 Feet	14 Feet	Y
2 nd story living	<5 or >18 Feet	<5 or >18	Y
Garage door			
Court Street or Drive Aisle	3 Feet	3 Feet	Y
2 nd story living over garage	3 Feet	3 Feet	Y
Porch	10 Feet	10 Feet	Y
Single story living	14 Feet	14 Feet	Y
2 nd story living	<5 or >18 Feet	<5 or >18	Y
Garage door			
Paseo or Common Open Space	0 Feet	0 Feet	Y
Porch	0 Feet	0 Feet	Y
Single story living	0 Feet	0 Feet	Y
2 nd story living	6 Feet	6 Feet	Y
(Combined)	5 Feet	5 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner			
Porch	5 Feet	5 Feet	Y
Living			
• Rear No alley	3 Feet	3 Feet	Y
Alley	3 Feet	3 Feet	Y
2 nd story living over garage	5 Feet	5 Feet	Y
Standard	Required/Allowed	Provided	Compliance
Porch	5 Feet	5 Feet	Y
Single story living	<5 or >18 Feet	<5 or >18	Y
2 nd story living			
Garage door			

Lot coverage, building heights and equipment screening will be reviewed through the building permit process.

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<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>
Skye Canyon Park Drive	Arterial Street with Trail	Kyle Cannon Development Standards	100	Y
Grand Canyon Drive	Major Collector	Kyle Cannon Development Standards	90	Y
Eagle Canyon Avenue	Minor Collector Street	Kyle Cannon Development Standards	43	Y
Skye Park Drive	Minor Collector Street	Kyle Cannon Development Standards	43	Y

19.04.040 Connectivity		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	14	16
Intersection – Internal		
Cul-de-sac Terminus	4	2
Intersection – External Street or Stub Terminus		
Intersection – Stub Terminus w/ Temporary Turn Around Easements		
Non-Vehicular Path - Unrestricted	2	
Total	20	18
	<i>Required</i>	<i>Provided</i>
Connectivity Ratio (Links / Nodes):	1.30	1.11