



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 13, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: PRE RANCHO JONES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
WVR-67370	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 321

APPROVALS 1

PROTESTS 1

**** CONDITIONS ****

WVR-67370 CONDITIONS

Planning

1. This approval shall be void two (2) 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.
2. 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.
3. A Waiver from of Title 19.02.240 to allow no street lighting where such is required is approved.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The installation of streetlights on Leon Avenue shall be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location, and the developer shall provide to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including foundations, may be contributed to the City if allowed by the Department of Public Works. The contributed amount shall be based on the City's current bond schedules for all streetlights and associated infrastructure deferred by this action adjacent to this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver to allow no streetlights to be installed along Leon Avenue adjacent to the eastern perimeter of a 17.08 acre parcel of land located on the northwest corner of Leon Avenue and Alexander Road.

ISSUES

- A Site Development Plan Review (SDR-65912) was previously approved by the City Council on 10/05/16 to construct a 58,745 square-foot primary and secondary school use on a 7.44 acre portion of the 17.08 acre subject site
- An associated Variance (VAR-66310) application was previously approved by the City Council on 10/05/16 which allowed a deviation from Complete Streets Standards to provide a horse trail in place of a sidewalk adjacent to Leon Avenue.

ANALYSIS

On 10/05/16 the City Council approved Site Development Plan Review (SDR-65912) to construct a 58,745 square-foot primary and secondary school use on a 7.44 acre portion of the 17.08 acre subject site. The applicant has request a Waiver to allow no streetlights to be installed along Leon Avenue adjacent to the subject site.

When a site is developed in the City of Las Vegas, it is customary to require the installation of all incomplete improvements surrounding the site so they match what exists in the surrounding area. Streetlights exist on the south side of Alexander Road and will exist on the north side of Alexander Road when this school site develops.

Although streetlights are not customary on Leon Avenue, the City's staff encourages full installation of complete streets throughout the City. Staff does not support these request and recommends denial with conditions.

FINDINGS (WVR-67370)

No substantial evidence has been presented to warrant the requested Waivers of Title 19.02.240 and 19.01.140.A to allow no streetlights where such are required along Leon Avenue. Staff recommends denial of the request with conditions.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/02/03	The City Council approved a request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium Low Density Residential) and DR (Desert Rural Density Residential) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
	Request for a Rezoning FROM: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) TO: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
08/08/16	An application was submitted for a Parcel Map Technical Review (PMP-66120) for a two-lot Parcel Map on 17.15 acres at the northwest corner of Alexander Road and Leon Avenue. The map has not been recorded.
09/13/16	The Planning Commission will consider a request for a Variance (VAR-65909) to allow an eight-foot tall wall in the front yard where a maximum wall height of five feet is allowed on a 6.11-acre portion of a 17.08-acre parcel on the northwest corner of Alexander Road and Leon Avenue. Staff recommended approval.
	The Planning Commission will consider a request for a Variance (VAR-66310) to allow a deviation from Complete Streets Standards to provide a horse trail in place of a sidewalk adjacent to Leon Avenue on a 6.11-acre portion of a 17.08-acre parcel on the northwest corner of Alexander Road and Leon Avenue. Staff recommended approval.
	The Planning Commission will consider a request for a Special Use Permit (SUP-65910) for a proposed Public or Private School, Primary on the northwest corner of Leon Avenue and Alexander Road. Staff recommended approval.

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Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The Planning Commission will consider a request for a Special Use Permit (SUP-65911) for a proposed Public or Private School, Secondary on the northwest corner of Leon Avenue and Alexander Road. Staff recommended approval.
	The Planning Commission will consider a request for a Site Development Plan Review (SDR-65912) for a proposed 58,745 square-foot Public or Private School, Primary and Secondary use on a 6.11-acre portion of a 17.08-acre parcel on the northwest corner of Alexander Road and Leon Avenue. Staff recommended approval.

Most Recent Change of Ownership	
05/10/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no relevant building permits or licenses related to this site.	

Pre-Application Meeting	
09/08/16	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver and Vacation applications for a previously approved project on the subject site.

Neighborhood Meeting	
A neighborhood meeting is not required for this type of request nor was one held.	

Field Check	
11/03/16	During a routine site inspection staff observed that the subject site was an undeveloped parcel of land with high weeds and shrubs throughout the site.

Details of Application Request	
Site Area	
Net Acres	17.08

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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	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
North	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
South	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium Low Density Residential)]
	Clinic	GC (General Commercial)	C-2 (General Commercial)
East	Single Family Residential, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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

<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>
Leon Avenue	Local Street	Master Plan of Streets & Highways	60	Y

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Pursuant to Title 19.02 and 19.04, the following parking standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Leon Avenue	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way, amenity zone, horse trail and no streetlights	N*

**The applicant has requested a Waiver (WVR-67370) to waive all required Title 19.02 streetlight improvements along existing Leon Avenue right-of-way adjacent to the eastern perimeter of the subject site. In addition, a Variance (VAR-66310) was previously approved, which allowed a horse trail along in place of the required sidewalk along Leon Avenue.*

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To install streetlights per Title 19.04 requirements along Leon Avenue	To install no streetlights along Leon Avenue	Denial