



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: GREAT WESTERN BANK

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-48085	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

TMP-48085 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 with four (4) years of the approval of the Tentative Map, this action is void.
- 2.All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-47230), the Grand Teton Village Development Agreement and Grand Teton Village Master Development Plan and Design Standards.
- 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

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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. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements to be Privately Maintained.

8. Grant a minimum 20-foot wide public sewer easement across Common Element 3. The easement shall be labeled as such and include the note "No trees or vegetation taller than 3 feet will be allowed within the Public Sewer Easement."

9. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

10. Site development to comply with all applicable conditions of approval for SDR-47230 and all other applicable site-related actions.

11. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

A 17-lot single family residential subdivision is proposed within Grand Teton Village at the northeast corner of the Farm Road and Jensen Street alignments, west of Grand Canyon Drive. The lots are situated around a 44-foot wide private street that terminates on the north in a cul-de-sac bulb and on the south in a stub. Vehicular access is from Jensen Street, while pedestrians can access the internal street from Farm Road through a 20-foot wide linear park. As the proposed tentative map conforms to the approved Site Development Plan Review (SDR-47230) and the requirements of the Grand Teton Village Development Agreement, Master Development Plan and Design Standards, staff recommends approval of the request with conditions.

ISSUES

- Pursuant to Sections 1.1 (13) and 3.1 through 3.10 of the Development Agreement between the City of Las Vegas and GTV Development, LLC, City code standards that were in effect at the Effective Date of the agreement are the standards that apply to the site for the duration of the agreement.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/04/02	The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive, not including the subject site, for establishment of the Grand Teton Village Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.
10/29/03	The City Council approved a Development Agreement (DIR-2863) between the City of Las Vegas and GTV Development, LLC for the Grand Teton Village planned development. The Planning Commission and staff recommended approval.

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08/18/04	The City Council approved the Annexation (ANX-4437) of the subject site, consisting of five acres located on the north side of Farm Road, approximately 330 feet west of Grand Canyon Drive. The Planning Commission and staff recommended approval. The annexation became effective 08/27/04.
01/05/05	The City Council approved the Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on five acres at the northeast corner of Farm Road and Jensen Street. The Planning Commission and staff recommended approval.
	The City Council approved a Waiver (WVR-5603) of Title 18.12.160 to allow 180 feet between street intersections where 200 feet is the minimum separation distance required on five acres at the northeast corner of Farm Road and Jensen Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-5490) for a proposed 21-lot single family residential development on five acres at the northeast corner of Farm Road and Jensen Street. The Planning Commission and staff recommended approval.
07/20/05	The City Council approved a Petition to Vacate (VAC-6646) U.S. Government Patent Easements generally located north of Farm Road, west of Grand Canyon Drive. The Planning Commission and staff recommended approval. The Order of Relinquishment of Interest was recorded 01/03/06.
11/03/05	The Planning Commission approved a Tentative Map (TMP-6603) for a 21- lot single family residential subdivision on 5.15 acres at the northeast corner of Farm Road and Jensen Street. Staff recommended approval. The map approval expired 11/03/07.
02/07/07	The City Council approved Extensions of Time (EOT-18956 and EOT- 18957) of the approved Rezoning (ZON-5488) to PD (Planned Development) and Site Development Plan Review (SDR-5490) for a 21-lot single family residential development on five acres at the northeast corner of Farm Road and Jensen Street. Staff recommended approval of the requests.
05/02/07	The City Council approved an Extension of Time (EOT-18956) of the approved Rezoning (ZON-5488) to PD (Planned Development) on five acres at the northeast corner of Farm Road and Jensen Street after rescinding the previous approval of 02/07/07.
01/10/08	The Planning Commission approved a Tentative Map (TMP-25708) for a 21- lot single family residential subdivision on 5.15 acres at the northeast corner of Farm Road and Jensen Street. Staff recommended approval. The map approval expired 01/10/12.

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02/04/09	The City Council approved Extensions of Time (EOT-32755 and EOT- 32754) of the approved Rezoning (ZON-5488) to PD (Planned Development) and Site Development Plan Review (SDR-5490) for a 21-lot single family residential development on five acres at the northeast corner of Farm Road and Jensen Street. Staff recommended approval of the requests.
03/02/11	The City Council approved the Extension of Time (EOT-40654) of the approved Site Development Plan Review (SDR-5490) for a 21-lot single family residential development on five acres at the northeast corner of Farm Road and Jensen Street. Staff recommended approval. The approval expired 01/05/13.
01/08/13	The Planning Commission approved a Site Development Plan Review (SDR-47230) for a proposed 17-lot single family residential development on 5.15 gross acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive. Staff recommended approval.

Most Recent Change of Ownership

08/29/11	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting

10/08/12	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map. There were no major issues.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

01/31/13	The site is undeveloped but contains mounds of dirt and rocks with patches of weeds. Most of the site is above the existing residential developments to the north and east, and perimeter walls separate these areas from the subject site. Farm Road terminates at the edge of this site with no turnaround.
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Details of Application Request

Site Area

Gross Acres	5.15
Net Acres	4.39

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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	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family, Detached	R (Rural Density Residential)	R-D (Suburban Estates Residential) – Clark County Designation
East	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped)

<i>Master Plan Areas</i>	<i>Compliance</i>
Grand Teton Village	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	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

Pursuant to Site Development Plan Review SDR-47230 and the Grand Teton Village Master Development Plan and Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,800 SF	7,854 SF	Y
Min. Lot Width	64 Feet	64 Feet	Y
Min. Setbacks:			
• Front of house	12 Feet	12 Feet	Y
• Front of garage	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner Side	5 Feet	5 Feet	Y
• Rear	10 Feet	10 Feet	Y
• Patio Covers/Balconies	5 Feet	5 Feet	Y
Density (overall)	5.5 du/ac	3.3 du/ac	Y
Density (330-foot rural preservation buffer)	3.0 du/ac	2.8 du/ac	Y

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Grand Teton Village Open Space						
Total Acreage	Required			Provided		Compliance
	Ratio	Percent	Area	Percent	Area	
4.39	0.003 acres/acre	3.0%	5,736 SF	3.0%	5,798 SF	Y
Maximum Turf Area				Allowed	Provided	Compliance
50% of total landscaped open space area				2,868 SF	1,020 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Farm Road	Major Collector	Master Plan of Streets and Highways Map	40 Feet (proposed)	Y
Jensen Street	N/A	N/A	30 Feet (proposed)	N/A

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	3	
Intersection – Internal		1
Cul-de-sac Terminus		1
Intersection – External Street or Stub Terminus		1
Intersection – Stub Terminus w/ Temporary Turn Around Easements	N/A	N/A
Non-Vehicular Path - Unrestricted	0.5	
Total	3.5	3
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.17

Streetscape Standards	Required	Provided	Compliance
Sidewalks	5 feet	5-foot sidewalk on one side	Y

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Pursuant to Title 19.08 and 19.12, 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	
Single Family, Detached	17 dwelling units	2 enclosed spaces/unit	34				
TOTAL SPACES REQUIRED			34		51		Y
Regular and Handicap Spaces Required			34	0	51	0	Y

ANALYSIS

The proposed development site is located within the Grand Teton Village Master Development Plan area. Development in this area is subject to both the 2003 Development Agreement between the City and the Master Developer and the development standards contained within the Grand Teton Village Master Development Plan and Design Standards Manual as updated from time to time. Sections 1.1 (13) and 3.1 through 3.10 of the Development Agreement stipulate that City standards that were in effect at the Effective Date of the agreement are the ones that apply to the site for the duration of the agreement. Therefore, Title 19.04 Complete Streets standards, which were adopted after the adoption of the Development Agreement, cannot be applied to this development.

The design of the development conforms to the Grand Teton Village Design Standards. All 17 proposed lots are configured along a single 44-foot wide private street with a five-foot sidewalk on the west side. Lots are typically 64 feet wide and range in size from 7,854 square feet to 9,412 square feet. Two of the lots will be served by the private street stub, which is acceptable for circulation purposes. The entry street to the development is 235 feet from Farm Road (centerline to centerline), meeting the intersection separation distance requirement in effect at the time of development agreement adoption. Walls on the perimeter consist of the required six-foot tall Grand Teton Village Theme Wall along Farm Road and a proposed six-foot screen wall along Jensen Street. There are existing screen and retaining walls along the north and east edges where existing residential lots abut the site. The land slopes down from west to east across the site, which will require extensive grading of the east sides of the lots and an escarpment adjoining the existing walls.

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FINDINGS (TMP-48085)

As the proposed tentative map conforms to the Grand Teton Village Development Agreement rules, the Grand Teton Village Master Development Plan for density and the Grand Teton Village Design Standards for product compliance, staff recommends approval of the request with conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0