



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: D R HORTON, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
WVR-64825	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 50

NOTICES MAILED 321

APPROVALS 4

PROTESTS 10

**** CONDITIONS ****

WVR-64825 CONDITIONS

Planning

1. 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.
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The installation of streetlights on Elkhorn Road and Severence Lane 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

The applicant is requesting to waive the Title 19.02 requirement for streetlights on Severence Lane, Elkhorn Road and on the interior private streets of an approved single-family residential development located at the southeast corner of Severence Lane and Hualapai Way.

ISSUES

- Title 19.02.240 requires street lighting for public streets to be designed, installed or upgraded in accordance with City standards unless the City Council allows an exception. The applicant is requesting that this requirement be waived for Severence Lane and Elkhorn Road adjacent to this development. If approved, the Department of Public Works will require that streetlights on Elkhorn Road and Severence Lane be stubbed out for future use. The applicant has agreed to this condition.

ANALYSIS

According to the applicant, the application for a Waiver is at the request of neighbors in the surrounding area and the City. Streetlights along Severence Lane, Elkhorn Road and the private streets are included in the request. Streetlights are planned to be installed on Hualapai Way. Pursuant to Title 19.02, standards for private streets shall be the same as public street standards unless the streets are gated (and thus privately maintained) and the deviations are waived by the City Council. In this development, the private interior streets will be gated. Staff has no objection to the waiver of streetlights on the interior private streets. However, Elkhorn Road is a Primary Arterial and is planned to be an important east-west corridor in this part of the city of Las Vegas. Likewise, Severence Lane is a Minor Collector for the adjacent neighborhoods. Therefore, staff recommends denial of the request. If denied, streetlights must be provided on both the adjacent public streets and the interior private streets. If approved, the Department of Public Works will require by condition that streetlights on the public streets (Elkhorn Road and Severence Lane) be stubbed out for future use. The applicant has agreed to this condition of approval.

FINDINGS (WVR-64825)

Streetlights play a vital public safety role for public streets. The Department of Public Works finds that streetlights are therefore necessary on Elkhorn Road and Severence Lane. Therefore, staff recommends denial of the waiver request.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/04/13	The City Council approved a Petition to Annex (ANX-49618) 35.86 acres generally located east of Hualapai Way between Elkhorn Road and Farm Road. The Planning Commission and staff recommended approval. The effective date was 09/13/13.
	The City Council approved a Petition to Annex (ANX-50089) 5.10 acres on the south side of Severence Lane, approximately 345 feet east of Hualapai Way. The Planning Commission and staff recommended approval. The effective date was 09/13/13.
05/20/15	The City Council approved a General Plan Amendment (GPA-57590) from R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) to L (Low Density Residential) on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-57591) from R-E (Residence Estates) to R-1 (Single Family Residential) on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
07/14/15	The Planning Commission voted to Withdraw Without Prejudice a request for a Variance (VAR-59530) to allow private streets without a gate and 42-foot wide private streets where 47 feet is required for a proposed 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. Staff recommended denial.
08/19/15	The City Council approved a Variance (VAR-59528) to allow a Connectivity Ratio of 1.16 where 1.3 is the minimum required for a 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-59533) the west half of Eula Street between Solar Avenue and Elkhorn Road and U.S. Government Patent Easements generally located north of Elkhorn Road, east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial. The Order of Relinquishment of Interest was recorded 05/03/16.
	The City Council approved a Tentative Map (TMP-59534) for a 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
10/27/15	An Order of Vacation to vacate the east half of Eula Street between Solar Avenue and Elkhorn Road was recorded.
05/18/16	A Final Map (FMP-63786) for a 60-lot single family residential subdivision on 17.78 acres at the northeast corner of Elkhorn Road and Hualapai Way was recorded.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

<i>Most Recent Change of Ownership</i>	
10/07/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/03/16	A building permit (310455) was issued for grading on 10.20 acres for a residential development at 7394 North Hualapai Way. A final inspection has not been completed.
05/10/16	A building permit (317205) was issued for multiple screening, perimeter and retaining walls for a single family residential development at 7300 North Hualapai Way (Lots 1-15 only). A final inspection has not been completed.
05/23/16	A building permit (317570) was issued for multiple screening, perimeter and retaining walls for a single family residential development at 7300 North Hualapai Way. A final inspection has not been completed.
06/01/16	Plan Check 64116 was approved for tract home models at 7300 North Hualapai Way.
	Plan Check 64117 was approved for tract home models at 7300 North Hualapai Way.

<i>Pre-Application Meeting</i>	
05/25/16	A pre-application meeting was held with the applicant to discuss submittal requirements for a Waiver to allow no streetlights on the adjacent public streets. The applicant indicated that the final map for the subdivision had been recorded.

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

<i>Field Check</i>	
06/02/16	The site is undeveloped but was being graded at the time of field inspection.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.78

<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	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	RL (Residential Low) – Clark County Designation	R-D (Suburban Estates Residential) – Clark County Designation
	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
South	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
West	Single Family, Detached	PCD (Planned Community Development) [L (Low Density Residential) Cliff's Edge Special Land Use Designation]	PD (Planned Development)

<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>
No Applicable Special Purpose or Overlay Districts	N/A
<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

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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>
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways Map	50	N
Severence Lane	Minor Collector	Title 13.12	33	N

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Streetlights along public streets are required to be installed per City standards	To allow no streetlights along Severence Lane and Elkhorn Road	Denial
Streetlights along private streets are required per public street standards	To allow no streetlights along interior private streets	Approval