



KBH1805.000

October 22, 2018

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for Montecito 60 General Plan Amendment (GPA), Tentative Map (TMP) and Waiver (WVR) – (APNs 125-20-601-003 & 006; 125-20-602-002, 005, 009, & 010; 125-20-603-001 thru 004; and 125-21-201-001)

Slater Hanifan Group, on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Tentative Map on the subject site.

The subject site is located at the Northeast corner of Deer Springs Way and Grand Montecito Parkway; and is bordered on the east by OSO Blanca Road. The Assessor's Parcel Numbers are 125-20-601-003 & 006; 125-20-602-002, 005, 009, & 010; 125-20-603-001 thru 004; and 125-21-201-001. The parcel is approximately 52.97+/- acres. The proposed development consists of 724 single family residential lots which results in an overall gross density of 13.66 (du/ac). The project will be developed using Town Center Design Standards.

We are filing a Tentative Map for your review and consideration. The Tentative Map application is being submitted is consistent with the intent for the Town Center Land Use from Montecito (MC-TC) and Urban Center Mixed-Use (UC-TC).

Project Description

The accompanying site plan includes 724 residential lots on 52.97 acres, which results in a density of 13.66 (du/ac). There are two entries providing access to the site. The entry along Grand Montecito Parkway aligns with the existing curb opening. The 2nd entry is located along the Oso Blanca Road alignment, at the east boundary of the site. The two entries to the site should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several locations including near the northwest corner to Grand Montecito, the southeast corner to Oso Blanca Road, and a 60-foot Arroyo with a northern connection to the Grand Montecito Skate Park and southern connection to Deer Springs Way.

Open Space

The requirement for open space on the subject project is 12% based on the density of being in the range of 12.1+ dwelling units per acre. 12% of 52.97 acres is 6.35 acres (276,606 square feet). The site meets the required open space with 7.14 acres (311,089 square feet) of open space set aside in common lots, a 60-ft arroyo connection from north to south through the center of the development, amenity zones & landscape buffers along collector streets, and an amenity area (w/ pool). This project maximizes the use of the property and emphasizes usable common open space for pedestrian access and connectivity.

Trails & Connectivity

The development proposed modifications to the Town Center Multi-Use Trails map. As shown on the enclosed Trail Map as part of the General Plan Amendment, the intent is to continue the Town Center Collector Trail along the northern boundary (within the existing park site) and through the 60-ft arroyo along the Doe Brook alignment in compliance with the approved TC Trail Map. The development proposes to maintain the Multi-Use Trail along the Deer Springs

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alignment through to Oso Blanca. Although the site plan proposes to remove the TC Collector Trail from Grand Montecito to Oso Blanca, the intent is to provide pedestrian paths along Oso Blanca which will encapsulate the project with pedestrian trails surrounding the entire development for pedestrian access and connectivity.

The overall project site provides a connectivity ratio of 1.25.

Setbacks

Below are the minimum setbacks being requested for the subject development

<u>25-Product</u>	<u>18' Townhomes</u>	<u>Plum-Product</u>
Front (Garage): 18-ft	Front (Living): 10-ft	Front (Living): 5-ft
Front (Living): 14-ft	Front (Patio): 5-ft	Rear (Garage): 5-ft / 18-ft+
Rear (Living): 10-ft	Rear (Garage): 3 to 5-ft / 18-ft+	Rear (Living): 2-ft
Rear (Patio): 5-ft	Side (Interior): 0-ft	Side (Interior): 0-ft
Side (Interior): 5-ft	Side (Corner): 5-ft (10-ft between Buildings)	Side (Corner): 5-ft (10-ft between Buildings)
Side (Corner): 10-ft		

Refer to typical townhome lot details on Site Plan for setback dimensions.

Exception: Due to the curved streets, Lots 137-156, 632, and 650 may have irregular shaped driveways; of which the shorter side of the driveway shall be set at the minimum setback causing the longer side of the driveway to fall between the 5-ft to 18-ft setback dimension, referenced above. We feel this does not pose any adverse impact to the homeowner and meets the intent of the garage setback requirements.

Internal Streets

The internal streets will be privately dedicated and privately maintained. This application proposes to a deviation from the Town Center Standard Residential Street standard, by reducing the minimum back of curb to back of curb dimension from 37-ft with L-curb to the following:

Residential Streets

- 44-ft (BC-BC) with L-Curb; parking on both sides; & 5-ft detached sidewalk on both sides.

Local Streets

- 36-ft (BC-BC) with Roll-Curb; parking on both sides; & 4-ft attached sidewalk on one side.
- 30-ft (BC-BC) with Roll-Curb; no parking on one side; & no sidewalk.

Alley Streets

- 26-ft (BC-BC) with Roll-Curb/Ribbon Curb & no parking on either side; & no sidewalk.

The reduced private street sections shall comply with the adopted MOU dated 2/12/18. The developer understands that all single-family homes shall require the installation of residential fire sprinkler systems.

Private Street - Waiver Request

This project proposes to develop approximately half of the site with private drives, which consists of up-to 10 lots served from a single dead-end street (not to exceed the maximum 150' length per CLV Fire Code; IFC 503.2.5). Most of these lots are configured as a six-lot cluster. This type of layout and private drive configuration is consistent with that found in the similar existing

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developments and has proven to be successful and a popular alternative to the standard lot configuration. The private drives for the clusters are currently designed with a dead-end where a hammerhead is required by Title 19. We do not feel the proposed private drives which end in a hammerhead will adversely impact the community or cause a safety or maintenance issue and request a variance to Title 19 section 19.04.080 allowing this configuration. All other aspects of the private drives shall meet Title 19 requirements.

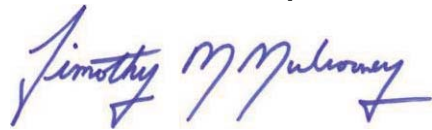
Surrounding Development

The zoning for the land surrounding this project is Montecito (MC-TC) to the west and southeast, Low Density Residential (L-TC) to the southwest, and Public Facilities (PF-TC) to the north. The US-95 frontage road Oso Blanca is the eastern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area. There is also a large commercial center located in Town Center (Montecito) at Durango and the 215 Beltway. Montecito is a large mixed-use commercial center that services the northwest valley, which lessens the need for additional commercial zoning in this area.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group



Timothy Mulrooney, PE
Director of Land Development

Cc:

Mark Bangan, KB Homes
Paul Chao, KB Homes

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