



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-74853	Staff recommends APPROVAL.	
VAR-74854	Staff recommends APPROVAL, subject to conditions:	ZON-74853
VAC-74929	Staff recommends APPROVAL, subject to conditions:	ZON-74853 VAR-74854
TMP-74856	Staff recommends APPROVAL, subject to conditions:	ZON-74853 VAR-74854 VAC-74929

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 191 - ZON-74853 and VAR-74854
14 - VAC-74929
191 - tmp-74856

PROTESTS 2 - ZON-74853 and VAR-74854
0 - VAC-74929
2 - TMP-74856

APPROVALS 0 - ZON-74853 and VAR-74854
0 - VAC-74929
0 - TMP-74856

**** CONDITIONS ****

VAR-74854 CONDITIONS

Planning

1. Approval of Rezoning (ZON-7453) and conformance to the Conditions of Approval for Petition to Vacate (VAC-74929) and Tentative Map (TMP-74856) shall be required, if approved.
2. 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.
3. 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.
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.

VAC-74929 CONDITIONS

1. The limits of this Petition of Vacation shall be generally defined as the southern 6 feet of Centennial Parkway right-of-way and the entire width where it is planned for neighborhood park located at the northeast corner of Centennial Parkway and Bradley Road.
2. Submit a legal description and exhibit to the Right-of-Way Section of the Department of Public Works for technical review and recordation prior to the recordation of a Final Map related to TMP-74856.
3. The Order of Vacation shall record prior to and concurrently with a Final Map related to TMP-74856.

4. A 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 for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-74856 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. 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.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. 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.
9. 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-74856 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 Rezoning (ZON-74853), Petition to Vacate (VAC-74929) and Variance (VAR-74854) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A pedestrian gate shall be added to Common Element "A" (Labeled "CE A" on the Tentative map date stamped 10/22/18) to provide pedestrian access to Bradley Road.
5. A 36-inch box tree shall be planted every 30 linear feet within the eastern landscape buffer with four, five-gallon shrubs for every required tree.
6. 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.
7. 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.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as VAC-74929, shall be recorded to eliminate portions of Centennial Parkway right-of-way in conflict with this proposed site. If VAC-74929 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.
10. Construct Centennial Parkway and internal public streets to meet current City Standards concurrent with development of this site, with an exception to street lighting standards on internal public streets. Construct streetlights on the south side of Centennial Parkway. Streetlights on other internal public streets are hereby deferred and shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location. Monies in lieu of such deferred streetlights and associated streetlight bases shall be contributed to the City in accordance with Title 19.02.025.F prior to issuance of permits. Cul-de-sac dimensions shall meet Standard Drawing #212. Sidewalks along public streets shall meet Americans with Disabilities Act guidelines. Rolled curb and gutter may be used provided that it is allowed in the approved Technical Drainage Study and that the 47-foot street width is widened to 49 feet.
11. 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.
12. Connect to public sewer at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. 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 Title 19.02.130.D.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "215 Beltway Trail - Centennial to Decatur" (H66421) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. A 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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.
15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.B and 19.02.130.C.
16. 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. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 43-lot single-family residential subdivision on a 10.31-acre undeveloped property located on the east side of Bradley Road, approximately 279 feet south of Turkey Lane (northeast corner of Clark County 215 and Bradley Road).

ISSUES

- A Rezoning (ZON-74853) from R-E (Residence Estates) to R-SL (Residential Small Lot) has been requested for the subject site. Staff supports this request.
- A Variance (VAR-74854) of Title 19.04.040 has been requested to allow a Connectivity Ratio of 1.00 where 1.30 is required. Staff supports this request.
- A Waiver of Title 19.02.240 has been requested to allow no interior and exterior streetlights where such are required for a proposed residential subdivision. Staff supports this request.
- A Waiver of Title 19.02.140 has been requested to allow a 180-foot external street intersection offset where 220 feet is required. Staff supports this request.
- A Waiver of Title 19.06.080 has been requested to allow a zero-foot wide landscape buffer adjacent to Bradley Road where six feet is required. Staff supports this request.
- A Petition to Vacate (VAC-74929) a portion of right-of-way has been requested. Staff supports this request.
- An exception is requested to provide zero trees within the southern landscape buffer. Staff supports this request.

ANALYSIS

Rezoning

The subject site has a General Plan designation of ML (Medium Low Density Residential) which supports a wide range of zoning districts from the current R-E (Residence Estates) zoning district, which requires a minimum lot size of 20,000 square feet, to the R-CL (Single Family Compact-Lot) zoning district, which allows a minimum lot size of 3,000 square feet. Although minimum lot size varies by district, the general Plan designation dictates the density, and in this instance, the ML (Medium Low Density Residential) allows a maximum density of 8.49 dwelling units per acre.

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The applicant has proposed to rezone the subject site from R-E (Residence Estates) to R-SL (Residential Small Lot). In order to meet the maximum density allowed by the General Plan designation, the applicant has proposed lot sizes that vary in size from 11,846 square feet down to 6,000 square feet. This gives the proposed development an overall gross density of 4.17 dwelling units per acre.

The current General Plan designation of ML (Medium Low Density Residential) supports the proposed R-SL (Residential Small Lot) zoning district and staff is recommending approval of this request.

Variance

The applicant is requesting a variance to allow a connectivity ratio of 1.00 where 1.30 is the minimum ratio required by Title 19.04. Staff finds the applicant's request is within the realm of granting a Variance and is recommending approval due to the site constraints that are out of the control of the applicant.

The subject site is currently bounded by an existing single-family residential subdivision to the north that provides no means of pedestrian or vehicular connection to the site; bounded by Clark County 215 to the south, which also prohibits vehicular and pedestrian access; and Bradley Road to the west, which prohibit vehicular access to and from the subject site. The only vehicular access to the subject site is via Thom Boulevard, and in order to maximize the connectivity ratio, the applicant is proposing a pedestrian gate to Bradley Road. Staff finds the applicant has maximized the sites potential for connectivity that has resulted in a connectivity ratio of 1.00 and supports the request.

Petition to Vacate

Adjacent to the south property line is the existing Centennial Parkway right-of-way alignment. The applicant has proposed to vacate a portion of this right-of-way as some of the dedicated right-of-way is in excess of what is necessary for the proposed east/west residential street since access to Bradley Road is not feasible. The vacated portions of the right-of-way will be used for a landscape buffer adjacent to the southern property line and a common area in the far southwest corner of the site for future residents.

Staff presents the following information concerning this request to vacate certain public street right-of-way (ROW):

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform.

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- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?
No.
- C. Does it appear that the vacation request involves only excess right-of-way?
Yes.
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes.
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.
- F. Does this vacation request result in a conflict with any existing City requirements?
No.
- G. Does the Department of Public Works have an objection to this vacation request?
No.

The request does not eliminate public street access to an abutting parcel and would result in a uniform right-of-way width; therefore, staff is recommending approval of the Petition to Vacate.

Tentative Map

The applicant is proposing a 43-lot single-family residential subdivision with an average gross density of 4.17 units per acre to be constructed on an infill 10.31 acre parcel located within the Centennial Hills Sector Plan area.

While the proposed R-SL (Single Family Small Lot Residential) zoning district permits a minimum residential lot size of 4,500 square feet, the applicant is proposing residential lots that range in size from 6,000 to 11,846 square feet with the largest of the range located adjacent to the existing single-family residential subdivision to the north, tapering down to 6,000 square-foot size lots located at the far southern portion of the site. The applicant has proposed to maintain the current Centennial Parkway right-of-way alignment located adjacent to the southern property line and utilize this alignment for a future 47-foot wide public street that will provide access to a series of four cul-de-sacs north of the right-of-way.

The submitted north/south and east/west cross sections depict a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050, a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. The applicant has proposed no retaining walls are for this site.

Included with the Tentative map submittal is a request for a Waiver of Title 19.02.240 to allow no streetlights along the proposed interior public streets and along Thom Boulevard adjacent to the subject site where such are required. When a site is developed in the City of Las Vegas, it is customary to require the installation of all incomplete or damaged improvements surrounding the site so they match what exists in the surrounding area. It is also customary for R-SL (Single Family Small Lot Residential) subdivisions with public streets to have streetlights, and the Department of Public Works expects new homeowners on this site to request streetlights relatively soon after build-out of the site as no other public lighting is allowed on public streets. In order to support this Waiver request, staff has added a Condition of Approval requiring the applicant to provide all utilities and a “stub” for future streetlights should they be deemed necessary in the future.

Additional Waiver requests include a Waiver to allow a 180-foot intersection offset where 220 feet is required and to allow a zero-foot wide landscape buffer adjacent to Bradley Road.

Thom Boulevard is a north/south public street that has a future alignment that terminates at the Clark County 215. In order to provide access to the subject site and the proposed residences, the applicant has proposed to utilize the Thom Boulevard and Centennial Parkway alignment as the ingress/egress point for future residents. This creates a 180-foot intersection offset between the Thom Boulevard and Centennial Parkway intersection and the first cul-de-sac intersection of the proposed residential development. Due to the existing ingress/egress site constraints of this infill piece, staff supports this request.

The final Waiver request is to allow a zero-foot wide landscape buffer adjacent to Bradley Road where six feet is required. Right-of-way improvements have been completed adjacent to Bradley Road including a sidewalk. Due to the existing overpass and sound wall, the continuation of the existing improvements north of the site is not feasible and the applicant is requesting a Waiver to not install the required six feet of landscaping adjacent to Bradley and instead utilize a portion of this area for Lot 39, and to provide a pedestrian gateway that would lead pedestrian traffic from the residential development to the existing pedestrian pathway (sidewalk) located adjacent to Bradley Road. To accomplish this, the applicant intends to utilize the existing utility easement located in the far northwest corner of the overall site as a common area for residents and gateway to Bradley Road. Due to existing site constraints such as the utility easement and overpass, staff supports this request.

Staff finds the proposed single-family residential subdivision to be compatible with existing adjacent residential and commercial development, as it includes site access and circulation that does not negatively impact adjacent roadways or neighborhood traffic and is recommending approval of all applications.

FINDINGS (ZON-74853)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

The proposed Rezoning from R-E (Residence Estates) to R-SL (Single Family Small Lot Residential) is in conformance with the existing ML (Medium Low Density Residential) General Plan Designation under the Centennial Hills Sector Plan of the General Plan.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Staff has determined that the proposed R-SL (Single Family Small Lot Residential) zoning district is consistent with the existing ML (Medium Low Density Residential) general plan land use designation. Although the minimum 4,500 square-foot lot size associated with the proposed R-SL (Single Family Small Lot Residential) is inconsistent with existing surrounding lot sizes, the lot sizes submitted with the proposed Tentative Map range from 6,000 to 11,846 square feet, which is consistent with existing surrounding residential development.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The subject site is an infill site surrounded by detached, single family homes to the north and west, commercial development to the east, and the Clark County 215 to the south.

4.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The site is accessed by Thom Boulevard, which is adequate in size to meet the needs of a detached, single family residential subdivision.

FINDINGS (VAR-74854)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the subject site only has one access point, Thom Boulevard. While the site has frontage on Bradley Road, due to the existing Clark County 215 Bradley overpass, vehicular access to the site from Bradley Road is impossible and the existing single family residential subdivision contains culs-de-sacs which prohibit vehicular and pedestrian access as well. The applicant is providing pedestrian access to Bradley Road in addition to the vehicular access provided by Thom Boulevard. Existing site constraints have limited the applicant's ability to meet Title 19 requirements for connectivity. In view of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances; therefore, staff is recommending approval of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/06/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
06/22/06	A request for a Tentative Map (TMP-13458) was pulled from the Planning Commission agenda as the associated case Rezoning (ZON-12118), Variance (VAR-12121) and Site Development Plan Review (SDR-12120) were scheduled to be heard at City Council on 08/02/06.
08/02/06	The City Council approved a request to withdraw without prejudice a request for a Rezoning (ZON-12118) from R-E (Residence Estates) to R-PD8 (Residential Planned Development – 8 Units per Acre) at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.
	The City Council approved a request to withdraw without prejudice a request for a Variance (VAR-12121) to allow a proposed 4.98 acre subdivision where 5.00 acres is the minimum required on property located at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Variance request.
	The City Council approved a request to withdraw without prejudice a request for a Site Development Plan Review (SDR-11120) for a proposed 40-unit single family subdivision at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Site Development Plan Review request.
06/20/18	The City Council approved a request to withdraw without prejudice a request for a Rezoning (ZON-73049) from R-E (Residence Estates) to R-CL (Single Family Compact-Lot) at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.
	The City Council approved a request to withdraw without prejudice a request for a Waiver (WVR-73052) to allow a 77-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no interior streetlights where such are required for a proposed residential subdivision on 10.31 acres at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request to withdraw without prejudice a request for a Variance (VAR-73051) to allow a 1.05 connectivity ratio where 1.30 is the minimum required on 10.31 acres at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.
	The City Council approved a request to withdraw without prejudice a Petition to Vacate (VAC-73053) a 50-foot wide portion of right-of-way located on the east side Bradley Road, 562 feet south of Turkey Lane at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.
	The City Council approved a request to withdraw without prejudice a request for a Tentative Map (TMP-73054) for a 79-lot single family residential subdivision with a Waiver to allow a zero-foot wide landscape buffer where six feet is the minimum required on the west perimeter on 10.31 acres at the northwest corner of Centennial Parkway and Thom Boulevard. The Planning Commission and Staff recommended denial of the Rezoning request.

<i>Most Recent Change of Ownership 125-24-801-013, 014, 015 and 16</i>	
11/04/13	A deed was recorded for a change in ownership.

<i>Most Recent Change of Ownership 125-24-801-017</i>	
08/04/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related Building Permits/Business Licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
10/04/18	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Rezoning, Variance, Waivers, Vacation, and Tentative Map for a proposed 43-lot residential subdivision.

Neighborhood Meeting	
11/28/18	A voluntary neighborhood meeting is scheduled at the Centennial Hills YMCA at 6601 North Buffalo Drive in Las Vegas to discuss the proposal.

Field Check	
11/01/18	During a routine field check staff observed the subject site's constraints in relation to the proposal submitted for review,.

Details of Application Request	
Site Area	
Gross Acres	10.31

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
North	Single Family Detached Dwelling	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	*N
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**There is an existing Multi-Use Non Equestrian trail alignment adjacent to Bradley Road. The applicant has proposed to maintain the existing five-foot sidewalk with no improvements, as the roadway extends to an elevated freeway overpass which prevents installation of the trail improvements.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.075 the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	4,500 SF	6,000 SF	Y
Min. Lot Width	40 Feet – Interior Lot 45 Feet – Corner Lot	45 Feet	Y
<i>Lot Fit</i>			
<i>Standard</i>	<i>Required</i>		
Min Front Yard Setbacks	15 Feet to House 20 Feet to Front Entry Garage 10 Feet to First Floor Patio Cover (Cannot Be Enclosed)		
Min Side Yard Setback	5 Feet		
Min Corner Yard Setback	15 Feet		
Min Rear Yard Setback	15 Feet		
Max. Lot Coverage	50 %		
Max. Building Height	2 Stories/35 Feet		

10.31 Acres / 449,103.60 Square Feet

<i>Existing Zoning</i>	<i>Minimum Lot Size</i>	<i>Units Allowed</i>
R-E (Residence Estates)	20,000 SF	22.46
<i>Proposed Zoning</i>	<i>Minimum Lot Size</i>	<i>Units Allowed</i>
R-SL (Single Family Small Lot Residential)	4,500 SF	99.80
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium-Low Density Residential)	8.49 du/acre	87

Pursuant to note to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• South	1 Tree / 30 Linear Feet	42 Trees	Zero Trees	N*
• East	1 Tree / 30 Linear Feet	10 Trees	7 Trees	N**
• West	1 Tree / 30 Linear Feet	10 Trees	Zero Trees	N***
TOTAL PERIMETER TREES		62 Trees	7 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	Zero Feet		Zero Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	6 Feet		Zero Feet	N***

**Due to an existing utility easement the applicant is prohibited from planting deep-rooted materials such as trees and is requesting an Exception which staff supports.*

***A Condition of Approval has been added to ensure a tree is planted every 30 linear feet where applicable.*

****The applicant is requesting a Waiver in order to provide no landscape buffer adjacent to Bradley Road which staff supports due to an existing overpass and right-of-way improvements.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Thom Boulevard	Local Street	Title 13	60	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	8	
Intersection – Internal		4
Cul-de-sac Terminus		4
Intersection – External Street or Stub Terminus		1
Non-Vehicular Path - Unrestricted	1	
Total	9	9
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

**The applicant is requesting a Variance to reduce the connectivity ratio which staff supports due to existing site constraints.*

Department of Public Works Traffic Study

Tentative Map for a Proposed 44-Unit Single Family Residential Development - Bradley and 215

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY	44	9.44	415
AM Peak Hour	DETACHED		0.74	33
PM Peak Hour	[DWELL]		0.99	44

Existing Traffic on Nearby Streets

Thom Boulevard

Average Daily Traffic (ADT)	1,291
PM Peak Hour (Heaviest 60 Minutes)	103

Rome Boulevard

Average Daily Traffic (ADT)	2,771
PM Peak Hour (heaviest 60 minutes)	222

Bradley Road

Average Daily Traffic (ADT)	3,905
PM Peak Hour (heaviest 60 minutes)	312

Traffic Capacity of Adjacent Streets:

Adjacent Street ADT Capacity

Thom Boulevard	13,104
Rome Boulevard	13,104
Bradley Road	13,104

Summary

This project will add approximately 415 trips per day on Thom Boulevard, Rome Boulevard and Bradley Road. Currently, Thom Boulevard is at approximately 10 percent of capacity, Rome Boulevard is at approximately 21 percent of capacity and Bradley Road is at approximately 30 percent of capacity. With this project, Thom Boulevard is expected to be at approximately 13 percent of capacity, Rome Boulevard is expected to be at approximately 24 percent of capacity and Bradley Road to be at approximately 33 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 44 additional cars, or about three every four minutes.

Waivers		
Requirement	Request	Staff Recommendation
Interior Streetlights	To not provide interior streetlights.	Approval
Exterior Streetlights	To not provide exterior streetlights.	Approval
220-Foot External Intersection Offset	To provide a 180-foot external intersection offset.	Approval
Six-foot wide landscape buffer adjacent to Bradley Road.	To provide no landscape buffer adjacent to Bradley Road	Approval

Exceptions		
Requirement	Request	Staff Recommendation
A 24-inch box tree every 30 linear feet within the southern landscape buffer.	To provide zero trees within the southern landscape buffer.	Approval*

**Due to an existing utility easement the applicant is prohibited from planting deep-rooted materials such as trees and is requesting an Exception which staff supports.*