



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: SUMMIT HOMES OF NEVADA, LLC – OWNER:
FF SERIES HOLDING, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0595-GPA1	Staff recommends DENIAL.	
23-0595-ZON1	Staff recommends DENIAL.	23-0595-GPA1
23-0595-VAR1	Staff recommends DENIAL, if approved subject to conditions:	23-0595-GPA1 23-0595-ZON1
23-0595-TMP1	Staff recommends DENIAL, if approved subject to conditions:	23-0595-GPA1 23-0595-ZON1 23-0595-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 79

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0595-VAR1 CONDITIONS

Planning

1. A Variance (23-0595-VAR1) is hereby approved to allow a 1.00 connectivity ratio where 1.30 is required and to allow non-standard street termini where a cul-de-sac or hammerhead terminus is required.
2. Approval of a General Plan Amendment (23-0595-GPA1) and Rezoning (23-0595-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (23-0595-TMP1) shall be required, if approved.
3. This approval shall be void four 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.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0595-TMP1 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 General Plan Amendment (23-0595-GPA1), Rezoning (23-0595-ZON1), and Variance (23-0595-VAR1) shall be required, if approved.

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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. An Exception of Title 19.06.040 is hereby approved To allow five landscape buffer trees where eight trees are required for the south landscape buffer.
6. 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.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate an additional 5 feet to complete a 25-foot spandrel at the northeast corner of Tenaya Way and Bilpar Road on the Final Map for this site.
9. Construct half-street improvements including appropriate transition on Bilpar Road adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., locate within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Rolled curbing on Bilpar Road is not automatically approved and is dependent on approval in the required Technical Drainage Study.

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10. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk on Tenaya Way adjacent to this site shall meet Public Rights-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
11. Extend Public Sewer to the full frontage of lots on Eason Court and Ellard Court at a size, depth and location acceptable to the Sanitary Sewer Planning section of the Department of Public Works.
12. 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.
13. 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 or submittal of any construction drawings, 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.
14. 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.
15. 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. A deviation for reduced cul-de-sac radii as shown is hereby approved. No other 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

This is a Tentative Map request for a proposed 16-lot single-family residential subdivision that fails to meet minimum Title 19 development standards located on the northeast corner of Bilpar Road and Tenaya Way.

ISSUES

- A General Plan Amendment (23-0595-GPA1) is requested from: O (Office) to: ML (Medium Low Density Residential). Staff does not support this request.
- A Rezoning (23-0595-ZON1) is requested from O (Office) to R-CL (Single Family Compact-Lot). Staff does not support this request.
- A Variance (23-0595-VAR1) is requested to allow a 1.00 connectivity ratio where 1.30 is required and to allow non-standard street termini where a cul-de-sac or hammerhead terminus is required. Staff does not support this request.
- An Exception of Title 19.06.040 is requested to allow a reduction in perimeter landscape buffer trees. Staff does not support this request.

ANALYSIS

The subject site is undeveloped and currently zoned O (Office) with an O (Office) General Plan Designation. The applicant has requested a General Plan Amendment from O (Office) to ML (Medium Low Density Residential). The parcel is located on the northeast corner of Bilpar Road and Tenaya Way. It is surrounded by low density, single-family residential development located on large lots which convey a rural environment to the east, multi-family residential development and R-PD2 (Residential Planned Development - 2 Units per Acre) to the west. The applicant proposes to develop the subject site with a 16-lot single-family residential development.

General Plan Amendment and Rezoning

The existing O (Office) Land Use Designation is designed to accommodate low-intensity, small lot commercial office buildings and serves as a transition along primary and secondary streets from residential and commercial uses. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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The Proposed ML (Medium Low Density Residential) land use category permits a maximum of 8.49 dwelling units per acre. This category includes single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. While there is an existing multi-family residential development adjacent to the proposed single family residential development, the surrounding area is characterized by land use designations that permit up to two dwelling units per acre on large lots.

In addition, the applicant has proposed a Rezoning (23-0595-ZON1), of the subject site from O (Office) to R-CL (Single Family Compact-Lot). The submitted tentative map indicates the development will have lot sizes ranging from 3,150 square feet to 7,268 square feet. Existing single family detached dwellings are located to the east, north, and northwest of the subject site, which are zoned RS20 [(Residential - Single Family 20) - Clark County Zoning Classification with Ranch Estate Neighborhood (up to 2 du/ac) - Clark County Planned Land Use Designations].

Located within the Centennial Hills neighborhood planning area established by the City of Las Vegas 2050 Master Plan, this neighborhood is characterized by large-lot residential ranch estates towards the periphery of the edge of the Centennial Hills area. Future development in this area should maintain its mix of traditional and suburban single-family development combined with large-lot residential estates. Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district and ML (Medium Low Density Residential) Land Use Designation are not consistent with the surrounding area, as the existing land use designations and zoning districts adjacent to the north, east, and northwest of the subject site are intended for rural density residential types of development. Therefore, staff recommends denial of the requested General Plan Amendment (23-0595-GPA1) and Rezoning 23-0595-ZON1).

Tentative Map and Variance

Pursuant to Title 19.04 the applicant has proposed 49-foot wide street cross sections for the interior streets of the proposed residential subdivision, with five-foot sidewalks on both sides of the proposed street. The applicant has also proposed a five-foot amenity zone where one tree is placed per lot consistent with the 47-foot Residential Street (Narrow) street standards defined in Title 19.04.220. The submitted landscape plan indicates sufficient landscape buffer widths along Bilpar Road and Tenaya Way. However, the applicant requires an Exception to reduce the number of perimeter trees within the south landscape buffer. This request is the result of required Site Visibility zones along Bilpar Road which would prevent trees to be located within that area. The City of Las Vegas 2050 Master Plan has prioritized increasing tree canopy coverage across all areas of the city as one of the methods to reduce the urban heat island effect and corresponding extreme heat conditions. As the applicant's request detracts from the intent of the Master Plan, staff does not support this Exception request.

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The submitted east/west and north/south cross section depict maximum natural grades of less than two percent across this site. Per the Tables in Subdivision Code 19.06.050, a development with a natural slope of less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown along the east, west, north, and south property lines. Perimeter walls are proposed as part of the submitted Tentative Map, which depict split faced CMU block walls that are six feet tall. The CMU block incorporates a variety of colors including Valley Tan Split and Coco Brown while also incorporating split caps, which provides 20 percent contrasting material.

Per Title 19.04.100, public streets that terminate other than at an intersection with another public or private street, the termination shall be provided by one of the following, as applicable:

- A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
- B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

Additionally, per Title 19.040.B.vii, the minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in R-D, R-1, R-SL, R-MH, R-CL, R-2, R-3 and R-4 zoning districts. Connectivity is a measurement determined by dividing the proposed street links (road section between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood. Lower ratios indicate less options that are available for travelers. The applicant has requested a Variance (23-0595-VAR1) to allow a 1.00 connectivity ratio where 1.30 is required and to allow nonstandard street termini where a cul-de-sac or hammerhead terminus is required. The applicant has proposed nonstandard cul-de-sacs with a radius of 29 feet as depicted on the submitted Tentative Map. The applicant has provided no justification for these requests. However, the Department of Public Works notes that the reduced cul-de-sac radii shown are the minimum dimensions and therefore does not object to that portion of the Variance request.

Despite this, staff finds this Variance request as evidence of the applicant attempting to overdevelop the site. Additionally, no evidence of a unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, staff recommends denial of the requested Variance and Tentative Map. If approved, they will be subject to conditions.

FINDINGS (23-0595-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The density and intensity of the proposed General Plan Amendment is out of character and not compatible with the existing adjacent rural density residential types of development and land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

If approved, the following zoning districts are allowed: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), and R-MH (Mobile Manufactured/Home). The most intense zoning district that would be compatible with the existing rural density residential types of development and zoning districts would be R-1 (Single Family Residential). Beyond R-1 (Single Family Residential), the zoning designations allowed would permit development that is too intense for the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation and recreation facilities within close proximity to the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed General Plan Amendment does not further the intent of the City of Las Vegas 2050 Master Plan of preserving the periphery the Centennial Hills neighborhood planning area's distinct rural, large lot residential character. Furthermore, the proposal requires a Variance of Title 19.04 Complete Street Standards, which staff cannot support.

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FINDINGS (23-0595-ZON1)

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 R-CL (Single Family Compact-Lot) zoning district is supported by the proposed ML (Medium Low Density Residential) Land Use Designation and will conform if approved.

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.

The residential uses allowed in the proposed R-CL (Single Family Compact-Lot) zoning district are not compatible with the existing surrounding single-family homes located on larger lots within the surrounding area.

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

There is a demonstrated need for more housing in the city, however, the development proposal is not in conformance with the City of Las Vegas 2050 Master Plan, Title 19, and other city adopted plans and policies.

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 property is served directly by Tenaya Way, an 80-foot Collector Street and Bilpar Road, a 60-foot Local Street as defined by the Master Plan of Streets and Highways. Both street facilities are adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (23-0595-VAR1)

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

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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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing non-standard residential street termini and proposing a deficient connectivity ratio. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/21/16	The City Council approved a request for a General Plan Amendment (GPA-66496) from R (Rural Density Residential) to: SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The request was amended from SC (Service Commercial) to O (Office) and was approved as such.
12/21/16	The City Council approved a request for a Rezoning (ZON-66497) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial). The request was amended from C-1 (Limited Commercial) to O (Office) and was approved as such.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/14/17	The Planning Commission approved a request for a Variance (VAR-66498) to allow a ten-foot residential adjacency setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way
	The Planning Commission approved a request for a Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The application was originally approved by Planning Commission on 11/01/16 and forwarded to City Council with the recommendation of approval from the Planning Commission on 12/21/16. The City Council remanded the application back to the Planning Commission on 02/14/17. Staff recommended denial.
02/26/19	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75232) to allow a 52-foot Residential Adjacency Setback where 87 feet is required on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75233) to allow 109 parking spaces where 115 parking spaces are required on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75236) to allow a 29-foot Residential Adjacency Setback where 87 feet is required on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Variance (VAR-75237) to allow 35 parking spaces where 42 parking spaces are required on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way.
	The applicant Withdrew Without Prejudice a request for a Site Development Plan Review (SDR-75234) for a proposed commercial development consisting of an 8,000 square-foot building with a 1,250 square-foot outdoor play area and a 12,000 square-foot building with a 1,590 square-foot outdoor patio on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/26/19	The Planning Commission approved a request for an Extension of Time (EOT-75655) of an approved Variance (VAR-66498) to allow a 10-foot Residential Adjacency Setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for an Extension of Time (EOT-75656) of an approved Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for an Extension of Time (EOT-75657) of an approved Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
05/01/19	The applicant Tabled a request for a General Plan Amendment (GPA-75230) from O (Office) to SC (Service Commercial) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.
	The applicant Tabled a request for a Rezoning (ZON-75231) from O (Office) to C-1 (Limited Commercial) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.
	The applicant Tabled a request for a Site Development Plan Review (SDR- 75238) for a proposed 7,350 square-foot commercial building with drive through on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way.
04/13/21	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT1) of an approved Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT2) of an approved Variance (VAR-66498) to allow a 10- foot Residential Adjacency Setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.
	The Planning Commission approved a request for a second Extension of Time (21-0068-EOT3) of an approved Site Development Plan Review (SDR- 66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/09/24	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0595-GPA1- GENERAL PLAN AMENDMENT –FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)</p> <p>23-0595-ZON1 – REZONING – FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY-COMPACT-LOT)</p> <p>23-0595-VAR1 –VARIANCE – TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED.</p> <p>23-0595-TMP1 – TENTATIVE MAP – TENAYA & BILPAR – FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.</p>
02/13/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0595-GPA1- GENERAL PLAN AMENDMENT –FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)</p> <p>23-0595-ZON1 – REZONING – FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY-COMPACT-LOT)</p> <p>23-0595-VAR1 –VARIANCE – TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED.</p> <p>23-0595-TMP1 – TENTATIVE MAP – TENAYA & BILPAR – FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.</p>

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/12/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0595-GPA1- GENERAL PLAN AMENDEMENT –FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)</p> <p>23-0595-ZON1 – REZONING – FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY-COMPACT-LOT)</p> <p>23-0595-VAR1 –VARIANCE – TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED.</p> <p>23-0595-TMP1 – TENTATIVE MAP – TENAYA & BILPAR – FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.</p>

<i>Most Recent Change of Ownership</i>	
05/16/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related Building Permits or Business Licenses.	

<i>Pre-Application Meeting</i>	
11/07/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Tentative Map, and Variance.

Neighborhood Meeting	
12/18/23	<p>Neighborhood Meeting held on Monday, December 18th, 2023 at 6:00 P.M. at The Market at the Gathering Place</p> <p>Meeting Start Time: 6:00 p.m. Meeting End Time: 6:30 p.m.</p> <p>Attendance: 2 Applicant Representatives 1 Council Ward Staff Members 3 Planning Staff Members 15 Members of the Public</p> <p>The meeting was opened with the applicant giving an overview of the proposed development. The applicant provided plan hand-outs for the attending public to reference during the meeting. The floor was then opened for comments/questions.</p> <p>Concerns/Comments:</p> <ul style="list-style-type: none"> - Concern made about current property owners being untruthful/unfaithful when working with the public. - Comments opposed to rezoning/land use change to any residential designation/zoning district. - Comments of land swap between Clark County and the City of Las Vegas. - Comments stating preference for office development on the site. - Concern of shortage of office space within the area. - Concern that zoning district would allow up to three-story homes. Clarification made on R-CL development standards. - Concern of traffic accidents on Tenaya. - Concern of increased traffic and potential risk to children and existing horse trail. - Comments opposed to extended median on Tenaya and not being able to turn left onto Tenaya from Bilpar. - Question of procedural process for land use entitlements. Planning staff and the applicant clarified information of Planning Commission and City Council meetings. <p>The meeting ended with the applicant representative explaining the process moving forward. The public members in attendance are opposed to the development.</p>

Field Check	
11/30/23	Staff conducted a routine field check of the subject site. Staff observed an undeveloped site. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	1.99

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	O (Office)	O (Office)
North	Residential, Single Family, Detached	RNP (Rural Neighborhood Preservation – Clark County)	R-E (Rural Estates Residential District – Clark County)
South	Centennial Parkway Clark County 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Residential ,Single Family Detached	RN (Rural Neighborhood – Clark County) OP (Office Professional – Clark County)	R-E (Rural Estates Residential District – Clark County)
West	Residential, Multifamily	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	N
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
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

DEVELOPMENT STANDARDS*Pursuant to Title 19.06, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	3,000 SF	3,150 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
• Front	14 Feet	14 Feet	Y
• Front (Garage Entry)	18 Feet	18 Feet	Y
• Side (Combined)	18 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Building Height	35 Feet	35 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-CL (Single Family Compact Lot)	<8.5 du/ac	16
Existing General Plan	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
ML (Medium Low Density Residential)	<8.5 du/ac	16

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A
• South	1 Tree / 30 Linear Feet	8 Trees	5 Trees	N*
• East	N/A	N/A	0 Trees	N/A
• West	1 Tree / 30 Linear Feet	9 Trees	12 Trees	Y
TOTAL PERIMETER TREES		17 Trees	17 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		0 Feet	N/A
• South	6 Feet		6 Feet	Y
• East	N/A		0 Feet	N/A
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

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*An Exception is requested to allow a reduction in required planting materials on the south landscape buffer.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Tenaya Way	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y
Bilpar Road	Collector Street	Master Plan of Streets and Highways Map	60 Feet	Y
Eason Court	Residential Street (Narrow)	Title 19.04	47 Feet	Y
Ellard Court	Residential Street (Narrow)	Title 19.04	47 Feet	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	2	
Intersection – Internal		
Cul-de-sac or Hammerhead Terminus		2
Intersection – External Street or Stub Terminus		
Intersection – Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted		
Total	2	2
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

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	
Residential, Single Family, Detached	16 Units	2 per Dwelling Unit	32				

Parking Requirement					
Use	Gross Floor Area or Number of Units	Required		Provided	
TOTAL SPACES REQUIRED		32		32	Y
Regular and Handicap Spaces Required		32	0	32	0

Exceptions		
Requirement	Request	Staff Recommendation
One perimeter landscape buffer tree for every 30 linear feet.	To allow five landscape buffer trees where eight are required.	Approval