



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GREYSTONE OF NEVADA - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0075-MOD1	Staff recommends DENIAL.	
24-0075-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0075-MOD1
24-0075-SUP1	Staff recommends DENIAL, if approved subject to conditions:	24-0075-MOD1 24-0075-VAR1
24-0075-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0075-MOD1 24-0075-VAR1 24-0075-SUP1
24-0075-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0075-MOD1 24-0075-VAR1 24-0075-SUP1 24-0075-SDR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 88

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0075-VAR1 CONDITIONS

Planning

1. Approval of a Major Modification (24-0075-MOD1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0075-SUP1), Site Development Plan Review (24-0075-SDR1) and Tentative Map (24-0075-TMP1) shall be required, if approved.
2. A Variance (24-0075-VAR1) is hereby approved, to allow stub street termini where a cul-de-sac or hammerhead is required.
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.

24-0075-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements listed under the Town Center Development Standards for a Private Street use, except as amended herein.

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2. Approval of a Major Modification (24-0075-MOD1) and Approval of and conformance to the Conditions of Approval for Variance (24-0075-VAR1), Site Development Plan Review (24-0075-SDR1) and Tentative Map (24-0075-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. A Waiver from the Town Center Development Standards is hereby approved, to allow one active gated entrance where at least two are required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0075-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (24-0075-MOD1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0075-SUP1), Variance (24-0075-VAR1) and Tentative Map (24-0075-TMP1) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, date stamped 03/18/24, and landscape plan and building elevations, date stamped 02/15/24, except as amended by conditions herein.

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4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow 30-foot wide private gated streets where 37 feet is required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The standards for this development shall include a minimum lot size of 1,600 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. All landscape materials shall adhere to the requirements of the Town Center Development Standards Manual.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-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. Remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.

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12. The existing private sewer underlying the boundaries of the site must be abandoned per Design and Construction Standards for Wastewater Collection Systems standards. In addition to abandoning the existing onsite private sewer, provide the adjacent properties a connection to a public sewer line either through the proposed onsite public sewer, or through rerouting adjacent properties to another existing public sewer main in the vicinity. Public sewer connections are available on either Durango Drive or Grand Montecito Parkway.
13. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
14. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
15. A Traffic Impact Analysis 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 recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. Concurrent with on-site development activities, modify the median in Grand Montecito Parkway for left turn in access. The design of the left turn pocket must meet the approval of the City Traffic Engineer prior to the issuance of permits for this site.

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17. 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.

Fire & Rescue

18. 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.

24-0075-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 a Major Modification (24-0075-MOD1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0075-SUP1), Variance (24-0075-VAR1) and Site Development Plan Review (24-0075-SDR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.

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4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner’s Association.
7. 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.
8. 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 from standards for to allow stub street termini where a cul-de-sac or hammerhead is required is hereby approved. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed 117-lot Single-Family, Attached residential subdivision on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

ISSUES

- A Major Modification (24-0075-MOD1) is requested from UC-TC (Urban Center Mixed-Use - Town Center) to M-TC (Medium Residential - Town Center). Staff does not support the request.
- A Variance (24-0075-VAR1) is requested to allow stub street termini where a cul-de-sac or hammerhead is required. Staff does not support the request.
- A Special Use Permit (24-0075-SUP1) is requested for a proposed gated community with private streets with a waiver to allow one active gated entrance where at least two are required. Staff does not support the request.
- A Site Development Plan Review (24-0075-SDR1) is requested for a proposed 117-lot single-family attached residential subdivision with waivers of town center street development standards. Staff does not support the request.
- A Waiver is requested to allow 30-foot wide private gated streets where 37 feet is required. Staff does not support the request.
- A Tentative Map (24-0075-TMP1) is requested for a proposed 117-lot single-family attached residential subdivision. Staff does not support the request.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. The subject parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed."

ANALYSIS

The subject undeveloped 8.80-acre site is zoned T-C (Town Center) with a UC-TC (Urban Center Mixed-Use - Town Center) special land use designation. It is located within a commercial subdivision and is subject to the development standards of the Town Center Development Standards Manual. Per the Town Center code, "With regard to any issue pertaining to land use and development that is not addressed or provided for specifically in these standards or by a development agreement entered into pursuant to LVMC 19.16.150 and NRS 278.0201 through NRS 278.0207, the applicable regulations and standards contained in the Unified Development Code of the City of Las Vegas will apply." The existing surrounding land uses include a Hospital and Medical Offices. The applicant proposes to develop the subject site with a 117-lot Single-Family, Attached residential subdivision.

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Major Modification

Per the Town Center Development Standards Manual, “Except as otherwise provided in this Paragraph (B), any request by or on behalf of the property owner, or any proposal by the City, to modify a land use district as depicted on Map 4 Town Center Land Use, shall be filed with the Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090.”

The applicant requests a Major Modification (24-0075-MOD1) from UC-TC (Urban Center Mixed-Use - Town Center) to M-TC (Medium Residential - Town Center). The Medium Density Residential District allows a density range from 12 to 25 dwelling units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district. A limited number of commercial uses are also allowed under certain circumstances. Staff finds the proposed M-TC (Medium Residential - Town Center) is not compatible with the existing surrounding Town Center special land use designations, which include PF-TC (Public Facilities – Town Center) and SC-TC (Service Commercial – Town Center). The subject site is more suitable for a commercial use or mixed-use development. Therefore, staff recommends denial of the Major Modification request.

Special Use Permit

The applicant requests a Special Use Permit (24-0075-SUP1) to allow Private Streets within a gated community. Pursuant to the Town Center Development Standards, Private Streets are permitted in the M-TC (Medium Residential - Town Center) District with the approval of a Special Use Permit. The conditions of approval for a Special Use Permit for a gated subdivision with private streets are as follows:

- a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

This requirement is not applicable, as the subject site does not abut public street stubs from a previously approve adjacent development.

- b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

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This requirement is not met, as a Waiver is requested to allow one gated entrance from Grand Montecito Parkway, a Town Center Frontage Road.

- c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

This requirement will be met as a Public Works condition of approval.

Staff supports the vision and standards as established for the Town Center Master Plan Area. The proposed private street gated community will not be harmonious and compatible with the existing and future development in the surrounding area as evident by the requested Waiver. Therefore, Staff recommends denial of the Special Use Permit request.

Site Development Plan Review

Pursuant to the Town Center Development Standards Manual, single-family residential development standards are to be established through a Site Development Plan Review unless otherwise stated within the code. The submitted plans depict a townhome development with a rear loaded lot-design with attached two-car garages. Guest parking requirements are satisfied as 28 guest parking spaces are provided throughout the development where 20 are required. The buildings consist of four, five, six and eight-plex buildings with dwelling units ranging from 1,826 to 1,934 square feet in size. The proposed development standards are as follow:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	1,600 SF
Front Yard Setback	3 Feet
Garage Setback	5 Feet
Side Yard Setback	N/A
Corner Side Yard Setback	5 Feet
Rear Yard Setback	8 Feet
Min. Building Separation	10 Feet
Max. Building Height	35 Feet

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In residential districts, the proposed density determines the amount of required open space, as defined in LVMC 19.10.060 (E). Developments with a density greater than 12.1 percent require a minimum of twelve percent of open space. Open space requirements can be satisfied in part by the amenity zones along public streets. The proposed development has a density of 13.30 dwelling units per acre and provides 83,199 Square feet of open space, which equates to 22 percent. All required streetscape improvements adjacent to Durango Drive and Grand Montecito Parkway have been previously installed. A Condition of Approval has been added to ensure all landscape materials adhere to the requirements of the Town Center Development Standards Manual.

Site access is proposed from a single-gated entry from Grand Montecito Parkway, a 90-foot Town Center Frontage Road. A Waiver is requested to allow 30-foot wide private gated streets where 37 feet is required. A Variance (24-0075-VAR1) is requested to allow stub street termini where a cul-de-sac or hammerhead is required. Per Title 19.04.100, private streets that terminate other than at an intersection with another private or public street, must utilize an approved cul-de-sac or hammerhead for termination. Staff finds stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around or maneuver in a safe manner without backing down the street. The requests are self-imposed hardships and staff thereby recommends denial.

The submitted elevation plans depict two-story buildings with a maximum height of 30 feet. The building facades will primarily be composed of stucco in neutral tones. Per the Town Center Development standards, perimeter and retaining walls shall be composed of 100 percent decorative material in accordance with the standards of the city of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted. The submitted perimeter wall elevations depict decorative block walls made of split face oak, founders block and smooth precision block cap in neutral tones.

Tentative Map

The submitted Tentative Map adheres to the proposed development standards of the associated Site Development Plan Review. Per the Town Center Development Standards Manual, the M-TC (Medium Residential - Town Center) District allows a density range from 12 to 25 dwelling units per gross acre. The proposed subdivision adheres to this requirement with a density of 13.3 dwelling units per acre. The proposed lot sizes range in size from 1,643 square feet to 1,978 square feet.

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Pursuant to the Town Center Development Standards, development with a natural slope less than two percent is allowed a maximum six-foot tall retaining wall. The submitted east/west cross sections depict a maximum natural grade less than two percent across this site. A maximum of three-foot retaining walls are shown along the west and no retaining walls are shown on the east property lines. The submitted north/south cross section depict a maximum natural grade less than two percent across this site. No retaining walls are shown along the north and south property lines.

The Clark County School District (CCSD) has commented, “Approximately 43 elementary and secondary students are expected to be generated by the proposed development. It is noted that Centennial High School is over capacity for the 2023-2024 school year. Centennial High School is at 116.52 percent of program capacity.”

The proposed development does not align with the overall intent of the Town Center Development Standards as the parcels in the general vicinity of the subject site are intended for commercial or mixed-use development, which are not compatible with the medium density residential request. In addition, the site does not meet Town Center standards as evident by the requested Waiver and Variance requests of the required private street standards. Therefore, staff recommends denial of all requested entitlements. If approved, the Variance, Special Use Permit, Site Development Plan Review and Tentative Map will be subject to conditions.

FINDINGS (24-0075-MOD1)

In order to approve the Major Modification application, pursuant to Town Center Development Standards Manual (A)(4)(B) and Title 19.16.090, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Major Modification is in conformance with the TC (Town Center) Master Plan designation and is located within the Centennial Hills plan area of the 2050 Master 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

The proposed residential development that would be allowed with the approval of this Major Modification will not be compatible with the existing commercial development in the surrounding area. The subject site is more suited for a commercial use.

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

While there is a need for more residential development in the city, the proposed development does not meet the intent of the Town Center Design Standards as evident by the requested Waivers and Variance.

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 adjacent streets, Durango Drive and Grand Montecito Parkway, are adequate in size to meet the requirements of the proposed use.

FINDINGS (24-0075-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:

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 to provide street termini that fail to comply with Title 19 development standards. Redesign would allow conformance to the Title 19 requirements. 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.

FINDINGS (24-0075-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Private Streets use is not compatible with the surrounding land uses and cannot be conducted in a manner that is harmonious with surrounding land uses as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is not physically suitable for a gated community with private streets as evident by the requested Waiver to allow one gated entrance where at least two are required.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The adjacent streets, Durango Drive and Grand Montecito Parkway, are adequate in size to meet the requirements of the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to building permit requirements, thereby protecting the public health, safety and welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed use does not meet all applicable conditions of approval for a Private Street use per Town Center Development Standards, as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

FINDINGS (24-0075-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed single-family residential development is not compatible with the existing commercial development in the surrounding area.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is not consistent with the Town Center Development Standards Manual as evident by the requested Waivers and Variance regarding the proposed private streets and single gated entrance.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

A Waiver is requested to allow one gated entrance where at least two are required for a gated community with private streets. If approved, this request could negatively impact the traffic for the existing and future surrounding land uses.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building elevations will have stucco façade in neutral tones, which is appropriate for this area and the city. The landscape materials adhere to the recommendations of the Southern Nevada Regional Plant List. A Condition of Approval has been added to ensure all landscape materials adhere to the requirements of the Town Center Development Standards Manual.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevation designs are not obnoxious in appearance and are compatible with the existing development in the surrounding area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

If approved, the proposed development will be subject to building permit review; thereby protecting the public health, safety and general welfare.

FINDINGS (24-0075-TMP1)

The proposed Tentative Map does not conform to the approved Town Center Development Standards and Title 19, as evidenced by the requested Waivers and Variance. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement., etc.</i>	
01/28/99	The Planning Commission approved an Annexation (A-0031-98), which annexed the subject property as a part of the larger request.
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) to amend the Town Center Plan from ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center). The subject site was designated as SC-TC as a part of the larger request.
	The City Council approved a Rezoning (Z-0043-02) from U (Undeveloped) to TC (Town Center). The subject site was designated as TC (Town Center) as a part of the larger request.
11/17/04	The City Council approved a request for a Site Development Plan Review (SDR-4985) and Rezoning (ZON-4991) for a medical/professional/retail development on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street. The Planning Commission and staff recommended approval.
11/03/05	The Planning Commission approved a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on the subject site.
12/20/06	The City Council approved a request for a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement., etc.	
08/12/14	The Planning Commission approved a Waiver (WVR-54824) to allow no trees within a portions of the amenity zone adjacent to North Durango Drive, and to allow Chitalpa accent trees within amenity zone instead of the Rio Grande Ash shade tree, to accommodate an underground utility at 6100 North Durango Drive.
02/16/22	The City Council approved a Major Modification (21-0764-MOD1) from SC-TC (Service Commercial – Town Center) to UC-TC (Urban Center Mixed-Use) on the subject 8.8 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended denial of the request.
	The City Council approved a Variance (21-0764-VAR1) to allow 404 parking spaces where 440 are required on the subject 8.8 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended denial of the request.
	The City Council approved a Special Use Permit (21-0764-SUP1) to allow the High Density – Single Use within the UC-TC (Urban Center Mixed-Use) special land use designation on the subject 8.8 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended denial of the request.
05/09/23	The City Council approved a Site Development Plan Review (21-0764-SDR1) for a 264-unit multi-family residential development with waivers of Town Center development standards on the subject 8.8 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended denial of the request.
	The applicant requested to withdraw without prejudice Variance (23-0027-VAR1) to allow 392 parking spaces where 440 are required and Site Development Plan Review (23-0027-SDR1) for a major amendment to a previously approved Site Development Plan Review (21-0764-SDR1) to reconfigure the parking lot for a proposed 264-unit, multi-family residential development.

Most Recent Change of Ownership	
12/19/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/13/22	A building permit application (PRC-22-00130) was processed in for a new multifamily apartment building at 6130 North Durango Drive. This site was addressed as a part of this processing. This permit is listed as expired as of 08/08/23.

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Pre-Application Meeting	
02/07/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements were reviewed for a proposed 117-lot single family attached development.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
02/29/24	Staff conducted a routine field check and found an undeveloped lot with existing streetscape improvements. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	8.80

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	UC-TC (Urban Center Mixed-Use – Town Center)	T-C (Town Center)
North	Hospital	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Undeveloped	L (Low Density Residential)	U (Undeveloped)
East	Undeveloped	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
West	Office, Medical or Dental	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	Office, Other than Listed		

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	N*
Other Plans or Special Requirements	Compliance
Trails - Town Center Parkway Trail (Existing)	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

*Waivers are requested regarding Private Street requirements.

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards are proposed:

Standard	Provided
Min. Lot Size	1,600 SF
Front Yard Setback	3 Feet
Garage Setback	5 Feet
Side Yard Setback	N/A
Corner Side Yard Setback	5 Feet
Rear Yard Setback	8 Feet
Min. Building Separation	10 Feet
Max. Building Height	35 Feet

Existing Special Land Use Designation	Permitted Density	Units Allowed
UC-TC (Urban Center Mixed Use - Town Center)	Greater than 25 du/ac	Unlimited
Proposed Special Land Use Designation	Permitted Density	Units Allowed
M-TC (Medium Density Residential - Town Center)	12.1-25 du/ac	220

Open Space – Town Center – Urban Center					
Total Site Acreage	Required		Provided		Compliance
	Percent	Area	Percent	Area	
383,328 SF	20%	76,666 SF	22%	83,199 SF	Y
	12%	45,999 SF			Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Durango Drive	Town Center Parkway Arterial (120')	Town Center Development Standards Manual	120'	Y
Grand Montecito Parkway	Town Center Frontage Road (90')	Town Center Development Standards Manual	90'	Y

Pursuant to the Town Center Development Standards and Title 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medium Residential (12.1-25 du/ac)	117 units	2 per dwelling unit	234				
Guest Parking		1 per 6 dwelling units	20				
TOTAL SPACES REQUIRED			254		262		Y
Regular and Handicap Spaces Required			254	-	262	-	Y

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Waivers		
Requirement	Request	Staff Recommendation
Provide at least two entrances for a gated community	To allow one active gated entrance	Denial
Provide 37-foot wide Private Streets	To allow 30-foot wide Private Streets	Denial