



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: BEAZER HOMES - OWNER: PRECEDENT PROPERTIES, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0374-ZON1	Staff recommends DENIAL.	
24-0374-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0374-ZON1
24-0374-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0374-ZON1 24-0374-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 824

PROTESTS 2

APPROVALS 1

**** CONDITIONS ****

24-0374-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow private streets that do not meet private gated community street development standards and to allow stub street termini where a cul-de-sac or hammerhead are required.
2. Approval of a Rezoning (24-0374-ZON1) and Approval of and conformance to the Conditions of Approval for Tentative Map (24-0374-SUP1) 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.

24-0374-TMP1 CONDITIONS

Planning

1. The existing billboards onsite are allowed to remain as constructed.
2. All trees shall be 36 inch box size.

Planning (continued)

3. The perimeter decorative wall on Coran Lane, Allen Lane and Holly Lane to be a minimum of eight feet tall. The eight-foot wall on Rancho Drive can be a combination of wrought iron and decorative solid block wall.
4. A standalone disclosure shall be provided to each buyer stating that the exiting billboards are to remain on site and under separate ownership; and that the billboards could be converted to a digital display in the future.
5. ADA accessible pedestrian access gates shall be provided to Rancho Drive, Coran Lane and Allen Lane.
6. A Waiver of Title 19.06.090 is hereby approved to allow no landscape buffer along a portion of the west property line where six feet is required.
7. The two parking designated for off-premise sign maintenance and service shall be clearly marked and prohibited from use by the residences and their guests.
8. Development is subject to the Clark County Department of Aviation requirements.
9. 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.
10. Approval of Rezoning (24-0374-ZON1) and Variance (24-0374-VAR1) shall be required, if approved.
11. Street names must be provided in accordance with the City's Street Naming Regulations.

Planning (continued)

12. 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.
13. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

14. Construct half-street improvements including appropriate transition paving on Holly Avenue and Coran Lane adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements including appropriate transition paving on Rancho Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located 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.
15. 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.

Public Works (continued)

16. 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 public sewer easement or in the vehicle ingress or egress pathways to such easements.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA project (MWA863) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.
19. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation 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 recommendation of the approved pedestrian circulation plan.
20. 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.
21. 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.

Public Works (continued)

22. 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 a non-standard street termini 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.

Fire & Rescue

23. Developer shall coordinate with City of Las Vegas Fire Department to provide acceptable emergency access from proposed standard cul-de-sac to Majalis Place.
24. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed 104-lot townhouse subdivision that fails to comply with minimum Title 19 development standards on 9.82 acres generally located at the southeast corner of Rancho Drive and Coran Lane.

ISSUES

- The applicant submitted a revised Tentative Map, date stamped 09/17/24, adding a cul-de-sac at the southern end of the property and three pedestrian access points to Rancho Drive, Coran Lane and Allen Lane.
- A Rezoning is requested from C-2 (General Commercial) and R-CL (Single Family Compact-Lot) to R-TH (Single Family Attached). Staff does not support the request.
- The subject site is developed with two existing Off-Premise Signs (Billboards), which are strictly prohibited in residential zoning districts.
- The applicant is requesting to keep the two billboards as currently constructed. If approved, this will create a legal, non-conforming uses that will be subject to Title 19.14.
- A Variance is requested to allow to allow private streets that do not meet private, gated community street development standards and to allow a stub street terminus where a cul-de-sac or hammerhead is required. Staff does not support the request.
- A Waiver is requested to allow no landscape buffer along a portion of the western property line where a minimum of six feet is required. This request is in accommodation to the existing off-premise (billboard) signs. Staff does not support the request as the landscape buffer could be continued if the billboards signs were removed.
- Per the City Surveyor, a Merger and Re-subdivision of Lot 2 of File 27, Page 86 of Parcel Maps and Lot 23 of Book 169, Page 73 will be required prior to Final Map recording.
- A Condition of Approval has been added requiring compliance with the Clark County Department of Aviation.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Water services need to be established."

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ANALYSIS

The subject 9.82-acre undeveloped site is composed of three parcels currently zoned C-2 (General Commercial) and R-CL (Single Family Compact-Lot). Development is subject to Title 19 development standards. The surrounding area is developed with commercial uses on the west side of Rancho Drive, and single-family residential uses directly adjacent to the east. Commercial properties on the west side of Rancho Drive are zoned C-2 (General Commercial), and the residential uses are zoned R-CL (Single Family Compact-Lot) adjacent to the east. Adjacent properties to the north and south are under North Las Vegas and Clark County jurisdiction. The applicant proposes to develop the subject site with a 104-lot townhouse development.

Rezoning

A Rezoning is requested from C-2 (General Commercial) and R-CL (Single Family Compact-Lot) to R-TH (Single Family Attached). The purpose of the R-TH district is to accommodate single-family attached residences with designs and densities that transition between multi-family and single family uses. The R-TH District is allowed with the current land use designation of NMX-U (Neighborhood Mixed Use Center). The NMX-U designation was created with the implementation of the City of Las Vegas 2050 Master Plan and conforms with all residential zoning districts. It calls for moderate intensity neighborhood-oriented mixed use development and allows a variable density. This building model is typically multi-story with commercial on the first floor activating the street frontage, and residential units above starting with the second floor. Preferred uses include shopping, services, dining, employment, residential and office uses especially on upper floors. The townhouse development as proposed does not align with the Master Plan vision for mixed use developments adjacent to major corridors such as Rancho Drive. Therefore, staff recommends denial of the rezoning request.

Existing Off-Premise Signs (Billboards)

The applicant is requesting to keep two existing Off-Premise Signs (Billboards) as currently constructed on the subject site. Off-Premise Signs are strictly prohibited in residential zoning districts. As such, staff has added a Condition of Approval requiring removal of the off-premise signs prior to the recording of a Final Map. Off-premise signs are a commercial use that is inappropriate as part of a single-family attached residential subdivision. As part of the residential subdivision, the applicant is proposing to create lot number 103, which is 3,000 square feet in size, and lot number 104, which is 2,625 square feet in size. Both lot number's 103 and 104 would be created solely for the purpose of housing the off-premise (billboard) signs. Each billboard lot provides an oversized parking space within the residential subdivision mixed in with guest parking for the residences strictly for the maintenance and servicing of these billboards.

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These billboards, if approved as part of this residential subdivision will not operate independently, but will operate as part of the residential neighborhood. If the condition of approval requiring the removal of the billboards prior to the recording of the final map, these billboard signs will become legal, non-conforming uses within the R-TH (Single Family Attached) zoning district.

Title 19.14.010 specifically states, *"It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent of this Title, that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts."*

Legal nonconforming uses and structures historically have been created as a result of an amendment to the zoning code such as the requirement for a Special Use Permit for the Liquor Establishment (Tavern) land use. The City currently has a handful of "Taverns" that are allowed to continue operation under strict guidelines, and if the use ceases for more than one calendar year, the use is expunged.

The subject site is an undeveloped site with the exception of the two off-premise (billboard) signs. The rezoning and redevelopment of the site to a single family residential neighborhood should include only those uses allowed within a residentially zoned district, as described by Title 19.14, and not to encourage the survival of existing nonconforming land uses and structures, nor create them.

If the rezoning application is approved, staff recommends the added condition of approval for the two, off-premise (billboard) signs to be removed prior to the recording of the final map.

Variance

The applicant has requested the following Variances of Title 19.04 Complete Street Standards:

1. To allow private streets that do not meet private gated community street development standards.
2. To allow a stub street termini where a cul-de-sac or hammerhead is required.

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Pursuant to Title 19.04.230, private gated community streets are allowed three street cross section options, which allow a reduced street width (24-foot, 28-foot and 33-foot) for private interior streets, with “L” or rolled curbs and sidewalk on one side of the street. The proposed private street width is 31 feet, which falls in between the allowed street cross sections.

In addition, Title 19.04.100 states “private streets that terminate other than at an intersection with another private or public 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.

A stub street termination is proposed at the northern end of the subdivision. Staff does not support this request, as the resulting stub street would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around in a forward motion or maneuver in a safe manner without backing down the street. Staff finds the Variance requests to be self-imposed hardships and outside the realm of NRS Chapter 278 for granting of Variances.

Tentative Map

The submitted Tentative Map depicts a 104-lot townhouse development, including the two existing billboards as currently constructed. The proposed development is subject to the proposed R-TH (Single Family Attached) zoning district. The subdivision has a density of 11.1 dwelling units per acre, which is acceptable per the associated NMX-U land use designation. The lot sizes range from 1,706 square feet to 1,998 square feet which exceeds the minimum 1,600 square-foot lot size. Each dwelling unit will have a two-car garage. Eighteen guest spaces are provided throughout the development. Per Title 19.06, a six-foot wide landscape buffer is required adjacent to the right-of-way. A Waiver is requested along a portion of the west property line to allow no landscape buffer adjacent to the billboard lots that front Rancho Drive. Staff does not support the request.

The original tentative map submitted depicted a street connection with the existing single family residential neighborhood to the east. This configuration was not preferable to the existing neighbors and a revised map depicting a stub street terminus at this far southern end of the neighborhood street thus creating two separate neighborhoods. Due to the excessive length of this single residential street, a cul-de-sac was required in order to provide proper Fire access and turn around since the street was no longer a through street. For this reason, a revised tentative map was received (date stamped 09/17/24) that eliminated the stub street terminus on the far south end of the primary neighborhood street and replaced it with a cul-de-sac.

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In addition to the cul-de-sac, three pedestrian gates with access to Rancho Drive, Coran Lane and Allen Lane were added in order to meet the minimum connectivity ratio required by Title 19. The proposed tentative map now depicts a connectivity ratio of 1.50 where 1.30 is the minimum required.

Due to the subject site's adjacency to Rancho Drive, a condition of approval was added by the Planning Commission for all trees to have a minimum size of 36-inch box in order to provide a larger shade tree along the pedestrian corridor on Rancho Drive. In addition, the existing off-premise (billboard) signs were recommended to remain in place and a condition of approval was included requiring a standalone disclosure be provided to each buyer stating that the exiting billboards are to remain on site and under separate ownership, and that the billboards could be converted to a digital display in the future.

The submitted east/west and north/south cross sections of the tentative map depict a maximum natural grade of less than two percent across the subject site. Pursuant to Title 19.06.090, a development with natural slope less than two percent is allowed a maximum four-foot tall retaining wall. A maximum 3.3-foot tall retaining wall is depicted along the east property line and no retaining wall is shown on the west property line. A maximum 3.3-foot tall retaining wall is depicted along the southern property line and no retaining wall is shown on the north property line.

The Department of Public Works - Traffic Engineering Division has commented, "This project is expected to add an additional 734 trips per day on Coran Lane and Rancho Drive. Currently, Coran Lane is at about seven percent of capacity and Rancho Drive is at about 61 percent of capacity. With this project, Coran Lane is expected to be at about 12 percent of capacity and Rancho Drive is expected to be at about 62 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 58 additional peak hour trips, or about one every minute."

The Clark County Department of Aviation has commented, "The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT."

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Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com, is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed."

The Clark County School District has commented, "Approximately 38 elementary and secondary students will be added to the area with the proposed development. It is noted that Western High School was over capacity for the 2023-2024 school year. It was at 104.11 percent of program capacity."

The proposed residential subdivision fails to comply with Title 19 Development Standards and the overall vision of the City of Las Vegas 2050 Master Plan. Mixed-use development (s) with transit-oriented features including both commercial and residential uses with an activated street frontage and pedestrian friendly streetscape is envisioned for the subject site. Furthermore, keeping the two existing billboards as currently constructed onsite would create legal, non-conforming uses which is strictly prohibited. Therefore, staff recommends denial of all entitlement requests.

FINDINGS (24-0374-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-TH (Single Family Attached) zoning district conforms with the NMX-U (Neighborhood Mixed Use Center) land use designation.

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 purpose of the R-TH district is to accommodate single family attached residences with designs and densities that transition between multi-family and single family uses. The applicant requests to keep two existing billboards which are not compatible with residential uses.

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

There are no development factors in the community that would warrant the proposed R-TH (Single Family Attached) zoning district on the subject site.

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 Coran Lane a 60-foot Local Street as designated by Title 13, which will provide adequate capacity to serve the proposed use.

FINDINGS (24-0374-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 develop the subject site without adhering to Title 19 development standards. 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 (24-0374-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements including nonstandard street termini and the creation of two legal, nonconforming uses within the proposed residential subdivision. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/18/87	The City Council approved a Variance (V-0012-87) for an Off-Premise Sign. The Zoning Board of Adjustment recommended approval on 02/26/87.
09/18/96	The City Council approved a Special Use Permit (U-0080-96) for an Off-Premise Sign. The Zoning Board of Adjustment recommended approval on 08/27/96.
11/07/01	The City Council approved a Required Five-Year Review [U-0080-96(1)] of the Special Use Permit (U-0080-96) which allowed the four Off-premise Signs on this site subject to a two-year review. The Planning Commission and staff recommended approval on 09/20/01.
01/27/05	The Planning Commission approved a request to withdraw without prejudice General Plan Amendment (GPA-5818) from SC (Service Commercial) to M (Medium Density Residential) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive.
	The Planning Commission approved a request to withdraw without prejudice Rezoning (ZON-5824) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 13.70 acres adjacent to the southeast corner of Coran Lane and Rancho Drive.
	The Planning Commission approved a request to withdraw without prejudice Rezoning (ZON-5909) from C-2 (General Commercial) to C-1 (Limited Commercial) on 8.36 acres adjacent to the southeast corner of Coran Lane and Rancho Drive.
03/02/05	The City Council approved a request for a Required Review (RQR-5741) of an approved Special Use Permit (U-0080-96) which allowed four (4) 40-foot tall, 14-foot x 48-foot Off-premise Signs. The Planning Commission recommended approval of the request.
06/06/07	The City Council approved a request for a Required Review (RQR-18896) of an approved Special Use Permit (U-0080-96) which allowed four (4) 40-foot tall, 14-foot x 48-foot Off-premise Signs. The Planning Commission and staff recommended approval of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/29/07	The Planning Commission tabled a request for a Special Use Permit (SUP-24884) for multiple 41-foot tall buildings in the North Las Vegas Airport Overlay District where the height limitation is 35 feet at the southeast corner of Coran Lane and Rancho Drive.
	The Planning Commission tabled a request for a General Plan Amendment (GPA-24489) from SC (Service Commercial) to M (Medium Density Residential) on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive.
	The Planning Commission tabled a request for a Site Development Plan Review (SDR-24490) for a 552-unit, two-story, 23 building apartment complex on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive.
11/29/07	The Planning Commission tabled a request for a Rezoning (ZON-24491) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive.
	The Planning Commission tabled a request for a Variance (VAR-25139) to allow three-story buildings where two stories are the maximum allowed in a proposed R-3 (Medium Density Residential) zone at the southeast corner of Coran Lane and Rancho Drive.
08/05/09	The City Council approved a request for a Required Review (RQR-34410) of an approved Special Use Permit (U-0080-96) which allowed two (2) 40-foot tall, 14-foot x 48-foot Off-premise Signs. The Planning Commission recommended approval of the request.
08/15/12	The City Council approved a request for a Required Review (RQR-45469) of an approved Special Use Permit (U-0080-96) which allowed two (2) 40-foot tall, 14-foot x 48-foot Off-premise Signs. The Planning Commission and staff recommended approval of the request.
09/16/15	The City Council approved a request for a Required Review (RQR-58982) of an approved Special Use Permit (U-0080-96) which allowed two (2) 40-foot tall, 14-foot x 48-foot Off-premise Signs.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 master plan and amend the City of Las Vegas general plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas.
09/30/21	The Department of Planning processed a request for a Parcel Map (100165-PMP) technical review on 22.149 acres on 1792 N. Rancho (APN 139-19-705-001). The parcel map was recorded on 09/30/21 and created the 13.53 acre subject site.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/16/22	<p>The City Council approved the following entitlements on 13.53 acres on the southwest corner of Coran Lane and Allen Lane:</p> <ul style="list-style-type: none"> • A Rezoning (21-0813-ZON1) from C-2 (General Commercial) to R-CL (Single Family Compact-Lot) has been requested for the subject site. • A Variance (21-0813-VAR1) to allow private streets that do not meet private gated community street development standards and to allow stub street terminations where cul-de-sacs are required. • A Tentative Map (21-0813-TMP1) for a 97-lot single-family residential subdivision <p>Department of Community Development Staff recommended denial of all entitlements. The Planning Commission recommended approval.</p>
09/10/24	<p>The Planning Commission voted (5-2) to recommend APPROVAL on the following Land Use Entitlement project requests on 9.82 acres at the southeast corner of Rancho Drive and Coran Lane (APNs 139-19-705-003, 139-19-712-023 and 049), Ward 5 (Crear).</p> <p>24-0374-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) AND R-CL (SINGLE FAMILY COMPACT-LOT) TO: R-TH (SINGLE FAMILY ATTACHED)</p> <p>24-0374-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS AND TO ALLOW STUB STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD ARE REQUIRED</p> <p>24-0374-TMP1 - TENTATIVE MAP - ROSA 2.0 - FOR A PROPOSED 104-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
04/08/22	A deed was recorded for a change in ownership. (APN 139-19-705-003)
09/08/23	A deed was recorded for a change in ownership. (APN 139-19-705-003)
07/10/24	A deed was recorded for a change in ownership. (APN 139-19-712-049)

<i>Related Building Permits/Business Licenses</i>
There are no related building permits/business licenses of note.

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Pre-Application Meeting	
07/10/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

Neighborhood Meeting	
The applicant conducted a voluntary neighborhood meeting. Staff did not attend.	

Field Check	
08/01/24	Staff conducted a routine field check and found an undeveloped site with two existing billboards. Trash and debris were observed throughout the site.

Details of Application Request	
Site Area	
Net Acres	9.82

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
			R-CL (Single Family Compact-Lot)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
North	Undeveloped	INCORP (Incorporated Clark County) - North Las Vegas	PUD (Planned Unit Development) - North Las Vegas
South	General Retail, Other than Listed - Clark County	CM (Corridor Mixed Use) - Clark County	H-2 (General Highway Frontage) - Clark County
East	Residential, Single-Family, Detached	NMX-U (Neighborhood Mixed Use Center)	R-CL (Single Family Compact-Lot)

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October 16, 2024 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
West	Auto Repair Garage, Minor and Major	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
	Auto Parts Sales		
	Casino/Liquor Establishment (Tavern)		
	Office, Other than Listed		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: West Las Vegas	N*
West Las Vegas Plan	N*
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 35 and 70 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (name and location)	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The West Las Vegas Area calls for transit-oriented mixed use development.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	1,600 SF	1,706 SF	Y
Min. Lot Width	20 Feet	20 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	N/A	N/A	Y
• Corner	10	10 Feet	Y
• Rear	5	5 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
C-2 (General Commercial)	N/A	N/A
R-CL (Single Family Compact-Lot)	1 du/lot	Variable
Proposed Zoning	Permitted Density	Units Allowed
R-TH (Single Family - Attached District)	1 du/lot	Variable
Existing General Plan	Permitted Density	Units Allowed
NMXU (Neighborhood Mixed Use Center)	Variable	Variable

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Freeway/Express way	Master Plan of Streets and Highways Map	150	Y
Coran Lane	Local Street	Title 13	60	Y
Allen Lane	Local Street	Title 13	60	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	3	-
Intersection - Internal	-	1
Cul-de-sac or Hammerhead Terminus	-	2
Intersection - External Street or Stub Terminus	-	-
Intersection - Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	3 (0.5 each)	-
Total	4.50	3.00
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.50

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, Attached	102	Two per dwelling unit	204				
		One guest space for every 6 dwelling units	17				
TOTAL SPACES REQUIRED			221		222		Y