

July 17, 2024



Department of Planning
Development Services Center
495 South Main Street
Las Vegas, NV 89101

3283 E. Warm Springs Suite 300
Las Vegas, NV 89120
(702) 586-9296

Re.: Rosa 2.0
Justification Letter for Tentative Map, Re-Zone and Variance
APNs: 139-19-705-003, 139-19-712-023 and 139-19-712-049

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of the Tentative Map, Re-Zone, and Variance for subject property.

Project Description and Re-zone Request

The project consists entirely of 9.18± acres on APNs: 139-19-705-003, 139-19-712-023 and 139-19-712-049 and is generally located on the northwest corner of the intersection of Rancho Drive and Holly Lane. APN: 139-19-705-003 is a vacant 8.73± acres parcel adjacent to Rancho Drive that is currently zoned C-2, General Commercial District. APN: 139-19-712-023 is an existing 0.25± acre residential lot within the Rancho Holly residential subdivision currently zoned R-CL, Single Family Compact-Lot District. APN: 139-19-712-049 is a common element in the existing Rancho Holly subdivision and will remain a common element with an access street and residual open space. The subject site is bounded on all sides by developed land. A Re-zoning application for subject project is being proposed for R-TH, Single Family Attached District. The current land use designation is NMXU, Neighborhood Center Mixed Use.

Beazer Homes is requesting to construct townhomes within said parcels under proposed R-TH zoning. The proposed development will consist of 102 single-family attached townhome lots for 11.1± dwelling units per acre. The subdivision will be served by a gated access point on Coran Lane along the northern boundary and will provide secondary access through existing APNs: 139-19-712-023 and 139-19-712-049. Internal circulation will be by 31-foot wide private roads (minimum 28' flowline to flowline with no parking on either side of the street) without any sidewalk. The proposed townhomes have primary house entries at the rear of the home and pedestrian access within this extension of Rancho Holly will be provided by sidewalks at the rear of the homes.

Please note that the Seller of the property has requested that the existing billboards remain intact as a condition of the sale. The developer will create separate common elements for these billboards and will leave loading/parking stalls internal to the site for the Seller to access the billboards to eliminate access issues from Rancho Drive. The Seller and Developer are conducting site studies to best address the visibility of the existing billboards with respect to the newly proposed townhome buildings, not limited to grading the site differently, raising the height of the billboards, or eliminating several units. **mentioned that the billboard may remain intact with City Council approval. The billboards would**

24-0374
Staff has
07/17/2024

therefore have a Non-Conforming Use if the City Council votes to keep the billboard intact subject to Title 19.14.030.

As with most Private Gated Communities, private streetlights will not be provided within this future development. However, the developer will be proposing carriage lights with photocells on each home to illuminate the street. Lots within the subject site will have an average lot size of approximately 1,783 square feet and a minimum lot size of 1,806 square feet. The developer will offer two and three-story townhome units (36-foot high maximum height) ranging in livable square footage of 1,235 square feet to 2,050 square feet. The site layout meets the required 1.30 connectivity ratio by yielding a ratio of 1.66 (three street links, one stub street to the existing development and two external pedestrian sidewalk connections to Rancho Drive).

Variance Request

The developer is asking for the following variances in support of the project:

Revised street width not meeting Private Gated Community Standard Development Standards

Justification: *Figure 1 of City of Las Vegas Title 19.04.230* illustrates the required street widths for projects utilizing Private Gated Standards. The figure depicts street widths measured from flowline to flowline. The minimum width of the private street for parking on one side of the street is 28 feet as measured from flowline to flowline per Code. The proposed street width for this proposed community will be 28.26 feet from flowline to flowline, slightly wider than the minimum width required by Code. The roll curb utilized for this project has a flowline approximately 13.5-inches from the edge of asphalt will allow for a uniform 31-foot street when measured from back of curb to back of curb (see Section 2 on this site plan for illustration).

Allow Stub street terminations where cul-de-sac are required

Justification: Large cul-de-sacs termini are not conducive for small lot projects given the thin, linear shape of the project site. There is one stub street proposed with the project site. A stub in the northwest portion of the site serves two townhome lots and is only 42 feet in length from right-of-way to right-of-way (please see attached site plan). This stub is less than 100 feet and would still allow the City of Las Vegas Fire Department to have adequate hose pull lengths to the lots that front said stubs from approved fire lanes within the subdivision.

24-0374
07/17/2024

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

24-0374
07/17/2024