

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA -
OWNER: KARL MEISENHEIMER, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0306-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

Submitted after final agenda

8/13/24 #10

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**** CONDITIONS ****

24-0306-TMP1 CONDITIONS

Planning

1. A revised Tentative Map shall be submitted to the Department of Community Development prior to the submittal of a Final Map, depicting Lots 1 through 6 facing Racel Street and Lots 7 through 19 taking access from the proposed private street connected to Meisenheimer Avenue.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
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.

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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. Construct Racel Street and Meisenheimer Avenue perpetuating the curb line from the east, in accordance with the approved administrative deferral of sidewalk and streetlight off-site improvements, unless otherwise required on the approved Technical Drainage Study. Additionally, construct a minimum 7-foot wide decomposed granite equestrian path on both Racel Street and Meisenheimer Avenue to be maintained by the Homeowner's Association.
8. Submit a License Agreement for landscaping and private improvements in the Racel Street and Meisenheimer Avenue public rights-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
9. In accordance with Title 19.02.025.F and the approved administrative deferral, the applicant shall make an improvement contribution equal to 50% of the City's bond estimate costs for all deferred sidewalk and streetlight improvements on Racel Street and Meisenheimer Avenue based on standard urban improvements prior to the issuance of permits for this site.
10. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per urban Standards (sidewalks and streetlighting) on Racel Street and Meisenheimer Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits.
11. Extend public sewer in Racel Street from Maverick Street to the western edge of this site and extend Public Sewer to the full frontage of all proposed lots at a size, depth and location acceptable to the Sanitary Sewer Planning section of the Department of Public Works.

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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. 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.
14. 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.
15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
14. 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. 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.

Fire & Rescue

15. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for a proposed 19-lot single-family residential subdivision on 9.80 acres at the northwest corner of Racel Street and Maverick Street.

ISSUES

- The City Engineer administratively approved an "Off-Site Improvement Deferral" request for street lighting and sidewalk for the subject site.

ANALYSIS

The subject 9.80-acre site is comprised of eight parcels with a zoning designation of R-E (Residence Estates). It is currently undeveloped and subject to Title 19 development standards. Surrounding properties to the north, east and west are developed with existing single-family dwellings, zoned R-E (Residence Estates) and R-PD2 (Residential Planned Development - 2 Units per Acre). Properties adjacent to the south are within Clark County jurisdiction with an RS20 (Residential Single-Family 20) zoning classification. The applicant proposes to develop the subject site with a 19-lot single-family residential subdivision.

The Tentative Map depicts 19 lots that will be developed with detached single-family dwellings. Development is subject to Title 19.06.060 R-E (Residence Estates) development standards. The R-E District requires a minimum lot size of 18,000 square feet. Each proposed lot exceeds the 18,000 square-foot minimum lot size requirement. The subject site has a land use designation of DR (Desert Rural Density Residential) which allows a density of up to 2.5 dwelling units per acre. The proposed density falls within this requirement as a density of 1.94 dwelling units per acre is provided.

The submitted east/west and north/south cross sections depict a maximum natural grade less than two percent across this site. Per Title 19, a development with a natural slope less than two percent is allowed a maximum four-foot tall retaining wall. A maximum of three-foot tall retaining walls are shown along the south, east and west property lines. No retaining is shown along the north property line.

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The Department of Public Works Transportation Engineering Division has commented, "This project is expected to add an additional 179 trips per day on Racel Street, Jones Boulevard, Meisenheimer Avenue, and Maverick Street. Currently, Racel Street is at about two percent of capacity and Jones Boulevard is at about 29 percent of capacity.

With this project, Racel Street is expected to be at about three percent of capacity and Jones Boulevard is expected to remain unchanged. Counts are not available on Meisenheimer Avenue or Maverick Street, but both are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 18 additional peak hour trips, or about three every minute."

The Clark County School District (CCSD) has commented, "Approximately eight students will be added to the area with the proposed development. It is noted that Ward Elementary School and Shadow Ridge High School were over capacity for the 2023-24 school year. Ward Elementary School was 103.94 percent of program capacity. Shadow Ridge High School was 118.93 percent of program capacity."

FINDINGS (24-0306-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and adheres to all applicable Title 19 requirements; therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
There are no related relevant city actions of note.	

Most Recent Change of Ownership	
09/29/81	A deed was recorded for a change in ownership. (APN 125-11-703-012)
02/08/23	A deed was recorded for a change in ownership. (APNs 125-11-703-005 through 011)

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

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Pre-Application Meeting	
06/10/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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

Field Check	
07/03/24	Staff conducted a routine field check and found an undeveloped site. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	9.80

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
South	Residential, Single Family, Detached - Unincorporated Clark County	Ranch Estate Neighborhood - Unincorporated Clark County	RS20 (Residential Single-Family 20) - Unincorporated Clark County
East	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Tule Springs	Y
Special Area and Overlay Districts	Compliance
RP-O (Rural Preservation Overlay) District	Y
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

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Racel Street	Local Street	Title 13	60	Y*
Meisenheimer Avenue	Local Street	Title 13	60	Y*

*Half street improvements will be required as a condition of approval except as deferred per the City Engineer.

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	19	Two spaces per dwelling unit	38				
TOTAL SPACES REQUIRED			38		38	Y	

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