

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 18, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HARMONY HOMES NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0152-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0152-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0152-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 555 (By City Clerk)

PROTESTS 1

APPROVALS 1

**** CONDITIONS ****

20-0152-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow private lots where required to be on common lots maintained by a private maintenance organization.
2. A Variance is hereby approved to allow a connectivity ratio of 1.27 where 1.30 is required.
3. A Variance is hereby approved to allow non-standard private streets behind a gate.
4. A Variance is hereby approved to allow dead-end street terminations where cul-de-sac or hammerheads are required.
5. Approval and conformance to the Conditions of Approval for Tentative Map (20-0152-TMP1) shall be required, if approved.
6. This approval shall be void two 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.
7. 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 Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0152-TMP1 CONDITIONS

Planning

1. Grand pedestrian access easements for all public sidewalks, if any, located outside the public right-of-way.
2. Wall heights shall be eight (8) feet in height adjacent to Holly Road, Rancho Drive and abutting the southern property line. The overall wall heights are to be in conformance with Las Vegas Municipal Code or the applicant shall seek a Variance.
3. The Variance and Tentative Map, if approved, would replace the existing approval for Tentative Map (TMP-73061), therefore that map, and any related entitlements (including Waivers) would be expunged.
4. 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.
5. Approval of Variance (20-0152-VAR1) shall be required, if approved.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. 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.
8. 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.

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9. All development is subject to the conditions of City Departments and State Subdivision Statutes.
10. Prior to the submittal of a building permit application, the applicant shall receive a letter from Republic Services to coordinate trash pickup for the subject site.

Public Works

11. 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. Additionally, grant a 5-foot public utility easement behind the back of curbs to provide adequate separation between the various utilities.
12. Common Lot "K" shall be labeled as a "20-foot Wide Public Sewer and Public Drainage Easement to be Privately Maintained" on the Final Map for this site.
13. Construct half-street improvements on Holly Avenue and all incomplete half street improvements on Rancho Drive meeting current City Standards adjacent to 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. Any transition or modification of standard improvements along Holly Avenue must be approved by the City Engineer prior to the issuance of permits. Sidewalk constructed on Rancho Drive shall meet the standards provided in the Master Trail Element.
14. The proposed gated access to Holly Avenue shall be exit only. Alternatively, redesign the access to meet 222.1 standards for two way access.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Landscape and maintain all unimproved rights-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.

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17. Submit a License Agreement to the City of Las Vegas for all landscaping and private improvements in the Rancho Road and Holly Avenue public rights-of way adjacent to this site, if any. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. 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 Building and Safety (702-229-4836).
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
19. Comply with the approved Traffic Impact Analysis (TIA) on file with Public Works, including the construction of a pedestrian activated crossing on Rancho Drive at the subdivision entrance and Sunset Drive. Any changes to the approved TIA will require an update.
20. Comply with the approved Technical Drainage Study on file with Public Works. Any changes to the approved Drainage Study will require an update.
21. 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.C and 19.02.130.E.
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. No additional 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

The applicant is proposing to develop a 235-lot single-family attached residential subdivision on the east side of Rancho Drive approximately 265 feet north of Vegas Drive.

ISSUES

- A Tentative Map is requested to allow a 235-lot single family, attached residential subdivision.
- A Variance is requested to allow private lots where such are required to be on common lots maintained by a private maintenance organization.
- A Variance is requested to allow a connectivity ratio of 1.27 where 1.30 is required.
- A Variance is requested to allow nonstandard private streets behind a gate.
- A Variance is requested to allow dead-end street terminations where cul-de-sac or hammerheads are required.

ANALYSIS

The subject site is a 17.05-acre parcel that is bounded by Rancho Drive on the west and surrounded by a variety of residential development including a mobile home park, small lot single-family parcels, a large single-family lot, and a multi-family apartment complex. The subject site is zoned as R-TH (Single Family Attached) with a M (Medium Density Residential) land use designation. The applicant is proposing to develop the subject site with a 235-lot townhome development.

In June 2018, the City Council approved land use entitlements pertaining to a 250-lot single family, attached residential subdivision. Following the approval of these entitlements, drainage analyses were conducted to identify, accept, and convey 100-year flows through the subject site along historic paths. These drainage studies were reviewed and approved by City of Las Vegas, Clark County (which this site borders in part), and the Nevada Department of Transportation. As a result of these drainage analyses, the street layouts, widths, and the lot configuration were modified from the original approved Tentative Map. These proposed changes were deemed significant and not in substantial conformance with the prior approval. As such, the applicant is proposing a new Tentative Map design with 235 single family, attached lots to replace the previously approved 250-lot map. Condition of Approval Number One of Tentative Map (20-0152-TMP1) expunges the previously approved Tentative Map (TMP-73061), as it does not expire until 06/20/22.

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The 235-townhome lots extend to the centerline of the proposed private streets. This was done to ensure that the lot sizes and setbacks would conform with the R-TH (Single Family Attached) development standards. A Variance has been added to accommodate this. The proposed lots range in size from 1,684 square feet to 2,860 square feet. The townhome buildings are designed to face each other and orient away from the streets, thus creating a courtyard common space between buildings. In addition to the street-accessible two-car garages for each unit, there are 96 guest spaces distributed throughout the site. In order to accommodate this residential subdivision development, four Variances are requested.

A Variance is requested to allow private lots where such are required to be on common lots maintained by a private maintenance organization. The proposed lots extend to the centerline of the private streets. In doing so, the lot sizes and setbacks are able to conform with the R-TH (Single Family Attached) development standards. Following the previous Tentative Map (TMP-73061) approval in June 2018, the City Council adopted an ordinance (Ordinance 6630 § 22) amending Title 19.04 regarding private streets behind a gate. Private streets must now be designated as common lots that are maintained by a homeowner association or a privately maintained organization. All development must be in conformance with the development standards at the time of the application submittal. Staff finds that this requested Variance is a self-imposed hardship as the applicant is proposing to overdevelop the subject site. This Variance will allow for nearly one third of each lot to be located in the street thus allowing for the maximization of townhome lots on the subject site.

A Variance is requested to allow a connectivity ratio of 1.27 where 1.30 is required. Title 19.04 describes connectivity as a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The Connectivity Ratio is calculated as the ratio between the number of street links (road sections between intersections) in the development's street layout, divided by the number of street nodes (intersections and terminations). With a higher connectivity ratio, there are more options for travelers in a given neighborhood, while a lower connectivity ratio provides less options for travelers. The proposed development provides a connectivity ratio of 1.27 where 1.30 is required. This request is part of the overall Variance request that staff is unable to support. Connectivity is an essential component for achieving a connected transportation system as outlined in the City's General Plan. Staff cannot support a Variance request that would contradict the City's General Plan and recommends denial of the request.

A Variance is requested to allow non-standard private streets behind a gate. The proposed residential subdivision provides private streets behind a gate. According to 19.04.230, private street widths are permitted to be 24, 28, or 33 feet wide and require five-foot-wide sidewalks on at least one side. Otherwise, private streets must meet the public street standards requirements. The applicant is proposing a variety of private street widths including 30, 31, 36, 40, and 50 feet wide that do not comply with the private streetscape standards. Additionally, none of the proposed private streets include sidewalks.

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A Variance is requested to allow dead-end street terminations where cul-de-sac or hammerheads are required. The applicant has proposed a residential subdivision with private streets. Title 19.04.100 states that private streets that terminate other than at an intersection with another private or public street, must either utilize a cul-de-sac with a minimum radius of 40 feet for termination or a hammerhead termination that meets the standard SD 212.1.S1 design. Within the residential subdivision, there are two occurrences in which street terminations end with stub streets, Alpheus River Avenue terminates in a dead-end stub street and Arcadia Sun Street is gated-off at Holly Avenue. Each stub street termination is less than 150 feet long. The previously approved Tentative Map (TMP-73061) did not include stub-streets in the design. Staff finds that the requested Variance is a self-imposed hardship, as the subject site is not an irregular shape, exceptionally narrow or shallow, and therefore recommends denial of the request.

Landscaping is provided along Rancho Drive, Holly Avenue, and along most of the interior lot lines. Landscaping is provided within the site appropriately near guest parking spaces in-between buildings, and along the private street frontages. Throughout the subject site, there are a variety of 24-inch box trees including Japanese blueberry, fantex ash, palo verde, chaste tree, afghan pine, purple leaf plum crepe myrtle as well as Mexican fan palm trees. All of which are included on the Southern Nevada Regional Planting Coalition list and appropriate for a desert climate.

Throughout the subject site, there are five common lot park spaces. The main central park located adjacent to the main entrance includes a half-court basketball court, playground, and picnic shelter. A neighborhood park includes picnic areas and barbeque pits. Lastly, there are three pocket parks with barbeque pits, pedestrian amenities, and dog stations.

Pursuant to Title 19.06.090 Table Seven, a 10-foot tall perimeter wall is allowed, which may include up to four feet of retaining. When the finished grade is greater than a two percent increase, the wall height may exceed to 12 feet with up to four feet retaining. Along the western property line, the finished grade exceeds a two percent slope increase and provides an eight-foot perimeter wall with four feet of retaining. The remaining walls shown are either existing walls or proposed walls that are in conformance with the less than two percent slope wall height requirements.

During a neighborhood meeting for the previous land use entitlement requests, neighbors suggested increasing the height of the perimeter block walls and gates at both entrances to at least eight feet tall from the exterior, thereby making it more difficult if anyone was trying to jump over. As a result, a condition of approval was added requiring wall heights be eight feet adjacent to Holly Road, Rancho Drive, and abutting the southern property line. This condition was added as Condition of Approval Number One of the requested Tentative Map (20-0152-TMP1).

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The submitted east/west cross-section depicts a maximum grade of less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. A four-foot maximum retaining wall is shown on the west property line.

The submitted north/south cross-section depicts a maximum grade of less than two percent across this site. Per the Tables in Subdivision Code 19.06.050, a development with a natural slope greater than two percent is allowed a maximum four-foot retaining wall. A 1.5-foot maximum retaining wall is shown on the north property line.

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.

The 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 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.

Due to the associated Variances requested allowing private lots not located on a common lot or maintained by a private maintenance organization, a design that does not meet the residential connectivity ratio, non-standard private street sizes, and the utilization of stub street terminuses, staff is recommending denial on the proposed Tentative Map.

FINDINGS (20-0152-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."

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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 overdevelop the subject site. An alternative subdivision design 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 (20-0152-TMP1)

Due to the associated Variances requested allowing private lots not located on a common lot or maintained by a private maintenance organization, a design that does not meet the residential connectivity ratio, non-standard private street sizes, and the utilization of stub street terminuses, staff is recommending denial on the proposed Tentative Map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/02/03	The City Council approved a General Plan Amendment (GPA-1363) on this site as part of a larger request related to Segment 1 of the Rancho Corridor Study. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-1364) on this site as part of a larger request related to Segment 1 of the Rancho Corridor Study. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/18/04	The City Council approved a General Plan Amendment (GPA-3418) to amend a portion of the West Las Vegas Future Land Use Map from M (Medium Density Residential to: SC(Service Commercial) and MLA (Medium Low Attached Density Residential) on approximately 17.00 acres on the east side of Rancho Drive, 280 feet north of Vegas Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-3420) from C-2 (General Commercial), R-MHP (Residential Mobile/Manufactured Home Park) and U (Undeveloped) [M (Medium Density Residential) General Plan designation] to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) on approximately 17.00 acres on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive. The Planning Commission and staff recommended approval.
01/02/18	Code Enforcement processed a Case (CE-185094) to investigate a complaint regarding a homeless encampment on the subject site and break-ins to the adjacent apartment complex. The case was resolved on 01/24/18.
06/20/18	The City Council approved a General Plan Amendment (GPA-72783) from: SC (Service Commercial) and MLA (Medium Low Attached Density Residential) to: M (Medium Density Residential) on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive. The Planning Commission recommended denial while staff recommended approval.
	The City Council approved a Rezoning (ZON-72784) from: C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) to: R-TH (Single Family Attached) on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive. The Planning Commission recommended denial while staff recommended approval.
	The City Council approved a Waiver (WVR-73060) to allow 25-foot wide private streets with no sidewalks that terminate in a non-standard design behind a gate where 47-foot wide streets are required on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive. The Planning Commission recommended denial while staff recommended approval.
	The City Council approved a Tentative Map (TMP-73061) for a 250-lot single-family attached residential subdivision on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive. The Planning Commission recommended denial while staff recommended approval.
06/25/19	Code Enforcement processed a Case (CE19-00610) regarding several camper trailers on site with people living in them at 1640 North Rancho Drive. The case was resolved on 07/09/19.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/09/19	Code Enforcement processed a Case (CE19-01024) to investigate a complaint regarding graffiti surrounding a residential neighborhood consisting of at least 40 tags at 1640 North Rancho Drive. The case was resolved on 08/27/19.
12/24/19	Code Enforcement processed a Case (CE19-04717) to investigate a complaint regarding graffiti at 1640 North Rancho Drive. The case was resolved on 02/11/20.
05/21/20	Code Enforcement processed a Case (CE20-02949) to investigate a complaint regarding growing homeless encampments growing at 1640 North Rancho Drive. The case was resolved on 06/29/20.
10/13/20	<p>The Planning Commission unanimously voted to recommend APPROVAL on the following Land Use Entitlement project requests on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive (APN 139-20-411-015), R-TH (Single Family Attached) Zone, Ward 5 (Crear).</p> <ul style="list-style-type: none"> • 20-0152-VAR1 - TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION IS REQUIRED, A CONNECTIVITY RATIO OF 1.27 WHERE 1.30 IS REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED. • 20-0152-TMP1 - RANCHO & VEGAS - FOR A 235-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION.

Most Recent Change of Ownership	
07/05/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses pertaining to the subject site.

Pre-Application Meeting	
08/17/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map pertaining to a 235-lot Single Family, Attached residential subdivision.

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

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Field Check	
09/03/20	A routine field check was conducted by staff; staff found an undeveloped site with trash and debris scattered throughout.

Details of Application Request	
Site Area	
Net Acres	17.05

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	M (Medium Density Residential)	R-TH (Single Family Attached)
North	Single Family, Detached		R-PD11 (Residential Planned Development – 11 Units per Acre)
			R-E (Rural Estates Residential) – Clark County
North	Mobile Home Park Undeveloped	CG (Commercial General) – Clark County	H-2 (General Highway Frontage) – Clark County
	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
South	Undeveloped		R-3 (Medium Density Residential)
		SC (Service Commercial)	C-2 (General Commercial)
East	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
		ML (Medium Low Density Residential)	R-E (Residence Estates)
		M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
West		H (High Density Residential)	R-4 (High Density Residential)
	Mini-Storage Facility	GC (General Commercial)	C-2 General Commercial
	Animal Hospital, Clinic, or Shelter (with Outside Pens)		
	Gaming Establishment, Non-Restricted		
	Mobile Home Park Undeveloped	CG (Commercial General) – Clark County	H-2 (General Highway Frontage) – Clark County

Master and Neighborhood Plan Areas	Compliance
West Las Vegas Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails (Pedestrian Path adjacent to the east side of Rancho Drive - constructed)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed (R-TH)	Provided	Compliance
Min. Lot Size	1,600 SF	1,684 SF	Y
Min. Lot Width	20 Feet	21 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	N/A	N/A	Y
• Corner	10 Feet	10 Feet	Y
• Rear	5 Feet	5 Feet	Y

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Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed (R-TH)	Provided	Compliance
Max. Lot Coverage	95 %	55%	Y
Max. Building Height	3 Stories/ 45 Feet	Not Specified	Subject to R-TH standards at building permit submittal

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	27 Trees	42 Trees	Y
• South	N/A	0 Trees	38 Trees	Y
• East	N/A	0 Trees	55 Trees	Y
• West	1 Tree / 30 Linear Feet	23 Trees	32 Trees	Y
TOTAL PERIMETER TREES		41 Trees	167 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	0 Feet		23 Feet	Y
• East	0 Feet		0 Feet	Y
• West	6 Feet		16 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Expressway	Master Plan of Streets and Highways Map	126	Y
Holly Avenue	Minor Street	Title 13.12	30	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	28	
Intersection – Internal		20
Intersection – Stub Terminus with Temporary Turnaround Easements		2
Total	28	22
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.27

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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	
Single Family, Attached	235 units	2 space per unit	470				
Guest Parking		1 Space per 6 units	40				
TOTAL SPACES REQUIRED			510		566		Y
Regular and Handicap Spaces Required			510	0	566	0	Y

Proposed 253 Single Family Townhomes:					
Student Yield		Elementary School	Middle School		High School
Single-Family Units (235)		235 x 0.173	235 x 0.095		235 x 0.133
Total Additional Students		46	24		32
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Detwiler Elementary School	1960 Ferrell Street	Kindergarten – 5 th Grade	749 Students	716 Students	04/01/20
West Prep Middle School	2050 West Sapphire Stone Avenue	6 th – 8 th Grade	1,499 Students	1,598 Students	04/01/20
Western High School	4601 West Bonanza Road	9 th – 12 th	2,439 Students	2,625 Students	04/01/20

**West Prep Middle School and Western High School were over capacity for the 2019-2020 school year. West Prep Middle School was at 106.60% and Western High School was at 107.63% of their program capacities.*