



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 13, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN - OWNER: RANCHO DRIVE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0332-GPA1	Staff recommends APPROVAL.	
21-0332-ZON1	Staff recommends APPROVAL.	21-0332-GPA1
21-0332-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0332-GPA1 21-0332-ZON1
21-0332-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0332-GPA1 21-0332-ZON1 21-0332-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 868

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0332-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0332-GPA1) and Rezoning (21-0332-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0332-TMP1) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0332-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 General Plan Amendment (21-0332-GPA1), Rezoning (21-0332-ZON1) and Variance (21-0332-VAR1) 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. 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.
5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Correct all American’s with Disabilities Act (ADA) deficiencies, if any, on the sidewalk on Rainbow Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
8. 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 with private surface maintenance by the Homeowner’s Association.
9. Coordinate with CLV Public Works Sanitary Sewer Section in regards to capacity shortfalls downstream of this parcel. Unless otherwise allowed by the City Engineer, the Developer shall install a diversion pipe between the parallel 8” mains on La Madre Way east of Maverick Street concurrent with development of this site.

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10. No structures, and no trees or vegetation taller than three feet, shall be allowed within any public sewer easements.
11. 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.
12. 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 include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way 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 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.
13. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 207-lot single-family residential subdivision on a 33.86-acre portion of a 45.91 acre site located on the east side of Rainbow Boulevard, approximately 402 feet north of Rancho Drive.

ISSUES

- The applicant has requested a General Plan Amendment (21-0332-GPA1) from SC (Service Commercial), O (Office) and L (Low Density Residential) to ML (Medium Low Density Residential). Staff recommends approval.
- The applicant has requested a Rezoning (21-0332-ZON1) from R-E (Residence Estates) to R-CL (Single Family Compact-Lot). Staff recommends approval.
- Access to the subdivision will be from Rainbow Boulevard, a 100-Foot Primary Arterial Street as designated by the Master Plan of Streets and Highways.
- The applicant has requested a Variance (21-0332-VAR1) of Title 19.04 to allow deviations from Title 19 Complete Streets standards for the following items:
 - To allow termination of a private street in a dead end stub where a cul-de-sac is required.
 - To allow a connectivity ratio of 1.23 where 1.30 is required.
- Staff recommends denial.

ANALYSIS

On February 17th, 2021 the Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on May 17th, 2021 and created three individual lots (Lot #1 – Lot #3). The applicant is proposing a Tentative Map (21-0332-TMP1) for a 207-lot single family residential subdivision on the 33.68-acre which is located on Lot #1 and #2 of the recorded Parcel Map (100091-PMP) (Book: 127, Page: 31). The proposed subject site consist of two parcels zoned R-E (Residence Estates) with a L (Low Density Residential), O (Office) and SC (General Commercial) general plan land use designation. The site access is proposed from two gated entrances located on the western perimeter of the site adjacent to Rainbow Boulevard with a 53-foot and 56-foot wide gated access that will serve this site.

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The applicant has proposed a General Plan Amendment from L (Low Density Residential), O (Office) and SC (General Commercial) to ML (Medium Low Density Residential), which has an allowable density of 8.49 dwelling units per gross acre. The ML (Medium Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-MH (Mobile/Manufactured Home) zoning districts.

The applicant has proposed to rezone the subject site from R-E (Residence Estates) to R-CL (Single Family Compact-Lot). The submitted tentative map indicates the development will have lot sizes ranging from 3,150 square feet to 13,995 square feet. Existing single family detached dwellings are located to the north, east and south of the subject site, which are zoned R-PD2 (Residential Planned Development – 2 Units per Acre), R-1 (Single Family Residential) and R-CL (Single Family Compact-Lot). Also, the subject site is located directly adjacent to C-2 (General Commercial) zoning to the west, which fronts Rainbow Boulevard.

The C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed ML (Medium Low Density Residential) general plan land use designation. The minimum 3,000 square-foot lot size associated with the proposed R-CL (Single Family Compact-Lot) zoning district is compatible with the adjacent C-2 (General Commercial) zoning district to the west and R-PD2 (Residential Planned Development – 2 Units per Acre), R-1 (Single Family Residential) and R-CL (Single Family Compact-Lot) residential zoning districts to the north, east and south. Therefore, staff recommends approval of the requested General Plan Amendment (21-0332-GPA1) and Rezoning (21-0332-ZON1).

Pursuant to Title 19.04.230, there are three street cross sections 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 within a gated community. The applicant has submitted two (31-foot and 36-foot) private interior street cross sections, with rolled curbs and sidewalks on one side of the street, which comply or exceed the requirements of the three available options. In addition, the applicant has indicated that street lights will not be installed on the private streets within the single family subdivision. Pursuant to Title 19.02.240, “Street lighting is not required for private streets within single family subdivisions.” The applicant has also indicated that the existing street lighting on Rainbow Boulevard will remain in place.

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The applicant has requested a Variance (21-0332-VAR1) to allow two deviations of Title 19.04 Complete Street Standards. Title 19.04.100 states that for “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.

As proposed the development will have a total of six stub street terminuses which do not comply with Title 19.04.100 development standards. The submitted justification letter dated May 20th, 2021 indicates, “The private stub streets will have parking on one side of the street. The private street terminations are proposed with access to no more than four lots and are a maximum of 150 feet in length.” Staff does not support this request, as the resulting 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.

Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development’s street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The applicant has requested a Variance (21-0332-VAR1) from Title 19.04.040 development standards to allow a connectivity ratio of 1.23 with 26 links and 21 nodes, where 1.30 is required for the overall development. Staff does not support this request, as the proposed internal street network does not provide travelers with adequate travel options

The Department of Public Works has noted that the cross sections do not indicate the stationing and lot elevations. However, the site was previously graded and is surrounded by existing developments and offsite improvements. They have further noted the submitted east/west and north/south cross sections appear to depict a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. A maximum of 2.5-foot retaining walls are shown along the north property line and a maximum of a 1.0-foot retaining walls are shown along the eastern and southern property lines.

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The Clark County School District projects that approximately 80 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (May Elementary School, Swainston Middle School and Shadow Ridge High School) May Elementary School and Shadow Ridge High School were over capacity for the 2020-2021 school year, at approximately seven percent and 26 percent respectively.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the two requested deviations to Title 19.04 Complete Street Standards that are associated with Variance (21-0332-VAR1), to address deviations to connectivity ratio and street termination development standards outlined in Title 19.04. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested Variance (21-0332-VAR1) and Tentative Map (21-0332-TMP1). However, staff has no objection to the proposed General Plan Amendment (21-0332-GPA1) and Rezoning (21-0332-ZON1) and recommends approval of that portion of the applicant's project.

FINDINGS (21-0332-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed ML (Medium Low Density Residential) General Plan designation which has an allowable density of 8.49 dwelling units per gross acre, is consistent and harmonious with the existing single-family residential land uses to the north, south and east.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The ML (Medium Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-MH (Mobile/Manufactured Home), zoning districts. The applicant has proposed a Rezoning (21-0332-ZON1) from R-E (Residence Estates) to R-CL (Single Family Compact-Lot) on the subject site, which is consistent with the proposed ML (Medium Low Density Residential) General Plan designation.

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3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation and recreation facilities within close proximity to the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

All applicable plans and policies are met with the proposed amendment.

FINDINGS (21-0332-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-CL (Single Family Compact-Lot) zoning district conforms to the proposed ML (Medium Low Density Residential) General Plan designation which allows seven zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-MH (Mobile/Manufactured Home).

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 residential uses allowed in the proposed R-CL (Single Family Compact-Lot) zoning district are compatible with the existing surrounding single-family and commercial land uses and zoning districts located within the area.

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

The subject site is an infill parcel that closely resembles the R-PD2 (Residential Planned Development – 2 Units per Acre), R-CL (Single Family Compact-Lot) and R-1 (Single Family Residential) zoning districts adjacent to the subject site.

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- 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.**

Access to the subject site will remain unchanged. The property is located on Rainbow Boulevard, which is classified as a 100-foot Primary Arterial street, as defined by the Master Plan of Streets and Highways.

FINDINGS (21-0332-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 install a stub street terminus where a cul-de-sac is required and to not meet the minimum connectivity ratio for the proposed street network. 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 (21-0332-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards pertaining to connectivity ratio and street terminations other than at intersections. Staff does not support the requested Variance (21-0332-VAR1) and recommends denial of the associated Tentative Map (21-0332-TMP1) with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
05-06-64	The City Planning Commission approved an Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road, and west of Decatur Boulevard.
02/25/71	The Board of Zoning Adjustment approved a request for a Variance (V-0006-71) to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and to also allow a six-foot high fence in the front yard where four foot maximum height is allowed; to allow accessory stables and runs situated outside of the rear yard area on property located on the east side of Lorenzi Boulevard, northeasterly of Tonopah Highway.
06/18/80	The City Council denied a request for a Rezoning (Z-0038-80) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on property located at 5050 North Lorenzi Boulevard.
12/05/80	The City Council approved a request for a Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
08/28/85	The City Council approved a request for an Extension of Time [V-0085-80(1)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
03/31/86	The Board of Zoning and Adjustment approved a request for a Variance (V-0029-86) to allow an accessory building and the keeping of horses on property without a main dwelling, where such uses are not permitted on property located at 5050 North Lorenzi Boulevard.

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Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
01/06/88	The City Council approved a request for an Extension of Time [V-0085-80(2)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
05/17/89	The City Council approved a request for an Extension of Time [V-0085-80(3)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
06/20/90	The City Council approved a request for an Extension of Time [V-0085-80(4)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
11/18/92	The City Council approved a request for an Extension of Time [V-0085-80(5)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
10/27/97	The City Council approved a request for an Extension of Time [V-0085-80(6)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Rainbow Boulevard.
05/09/02	The Planning Commission approved a request for a Variance (V-0018-02) to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.
10/04/06	The City Council approved a request for a Special Use Permit (SUP-15050) for the proposed addition of three habitable accessory structures and one non-habitable accessory structure at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (VAR-15051) to allow the total square footage of proposed accessory structures to exceed 50% of the floor area of the main dwelling and to allow an accessory structure in front of the main dwelling at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
10/05/06	The Planning Commission approved a request for a Variance (VAR-16531) to allow proposed accessory structures to exceed the height of the main dwelling at 5050 North Rainbow Boulevard.
08/31/20	A Code Enforcement case (#CE20-04788) was processed for numerous pine trees and the ground is covered with pine needles (8 to 10 inches) creating a fire hazard along the property line at 5050 North Rainbow Boulevard. The case was resolved on 11/23/20.
02/17/21	The Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on 05/17/21.

Most Recent Change of Ownership	
02/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/05/06	A building permit (#L-17647) was issued for civil improvement plans for an addition of three habitable accessory structures and one non-habitable accessory structure (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 04/01/08.
05/14/07	A building permit (#L-21859) was issued for minor onsite grade changes (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 05/21/07.
07/03/07	A building permit (#L-22966) was issued to add a water line (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 07/12/07.
07/23/07	A building permit (#L-23306) was issued revisions to a garage addition (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 12/03/07.
11/05/08	A building permit (#A-31795) was issued for a covenant running with the land for a multi-purpose trail system along Rainbow Road at 5050 North Rainbow Boulevard.

Pre-Application Meeting	
05/18/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance and Tentative Map on the subject site.

Neighborhood Meeting	
06/21/21	<p>A neighborhood meeting was held at Las Vegas City Hall at 495 South Main Street, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance and Tentative Map at Assessor's Parcel 125-35-301-015.</p> <p>The meeting was attended by one staff member and one representative from the Council Ward 4 Office. There were 23 members of the public; as such, the following concerns were raised regarding the proposed General Plan Amendment and Rezoning request.</p> <ol style="list-style-type: none"> 1. Regarding the ingress in the north perimeter of the site, someone asked if the road could be moved north to create a buffer between the existing homes. The applicant that the developer did not want to put a road next to the existing homes that would cause additional noise. 2. Regarding the existing trees that are located in the east perimeter that are located in the existing drainage easement. The applicant indicated that the trees would be removed. 3. Regarding the pad levels of the homes located on the east perimeter. The applicant indicted that after the trees in this area were removed a new wall screening wall will be installed and any damage to the existing wall in that area would be fixed by the developer if necessary. 4. Regarding the height of the homes on the south perimeter. The applicant indicated that the two-story homes will be provided on the south perimeter and on the interior of the site. One story homes will be provided on the along the north and east perimeter of the site. 5. Regarding the proposed lot sizes on the perimeter of the site on the north perimeter adjacent to White Tiger Court. The neighbors said the lot sizes on the perimeter should match the size of the existing homes, because they do not want two homes abutting their rear yard area with a 10-foot minimum rear yard setback. 6. Regarding onsite water drainage, neighbors were concerned about water draining into the existing neighborhood to the east. The applicant indicated that the water is intended to flow from west to east to the existing drainage easement. 7. Regarding an action plan for displaced rodents and insects when the existing trees that surround the site are removed. The applicant indicated that they would look into mitigating solutions. 8. Regarding the length of time for the total buildout? The applicant indicated six to nine months, with an anticipated start around January 2022.

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Field Check	
05/27/21	Staff conducted a routine site visit and found the subject site to be an undeveloped parcel of land with desert vegetation throughout the site.

Details of Application Request	
Site Area	
Net Acres	33.86

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single-Family Detached	L (Low Density Residential)	R-E (Residence Estates)
		O (Office)	
		SC (Service Commercial)	
North	Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
		SC (Service Commercial)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
		ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Shopping Center	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Northwest Open Space Plan	Y
Rainbow Blvd North Corridor Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 200 Feet	Y

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Other Plans or Special Requirements	Compliance
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080 development standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	3,000 SF	3,150 SF	Y
Max. Lot Coverage	70 %	N/A	N/A
Min. Setbacks:			
<ul style="list-style-type: none"> Front (feet to house) 	14 Feet	14 Feet	Y
<ul style="list-style-type: none"> Front (feet to front entry garage) 	18 Feet	18 Feet	Y
<ul style="list-style-type: none"> Side 	10 Feet	10 Feet	Y
<ul style="list-style-type: none"> Corner 	10 Feet	10 Feet	Y
<ul style="list-style-type: none"> Rear 	10 Feet	10 Feet	Y
<ul style="list-style-type: none"> Maximum Height 	35 Feet or 2 Stories	N/A	N/A

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	1 du/lot	1 du/lot
Proposed Zoning	Permitted Density	Units Allowed
R-CL (Single Family Compact-Lot)	1 du/lot	1 du/lot
Existing General Plan	Permitted Density	Units Allowed
L (Low Density Residential)	5.49 du/ac	185 Lots
O (Office)	N/A	N/A
SC (Service Commercial)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
ML (Medium Low Density Residential)	8.49 du/ac	287 Lots

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Pursuant to Title 19.06.080, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width	6 Feet		15 Feet	Y
• West	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.06.080, the following standards apply:

Wall Development Standards			
Standards	Required	Provided	Compliance
LANDSCAPE BUFFER WIDTHS			
Perimeter and Retaining Walls with slope \leq 2%	Max. Wall Height - 10 Feet	9 Feet	Y
	Max. Perimeter Wall Height – 6 Feet	6 Feet	Y
	Max. Retaining Height – 4 Feet	1 to 3 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

19.04.040 Connectivity			
Transportation Network Element		# Links	# Nodes
Internal Street		26	-
Intersection – Internal		-	15
Cul-de-sac Terminus		-	-
Intersection – External Street or Stub Terminus		-	6
Intersection – Stub Terminus with Temporary Turnaround Easements		-	-
Non-Vehicular Path - Unrestricted		-	-
Total		26	21
		Required	Provided
Connectivity Ratio (Links / Nodes):		1.30	1.23