

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LGI HOMES - NEVADA, LLC - OWNER:
PHANTOM GROUP, LLC**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0339-ZON1	Staff recommends APPROVAL.	
22-0339-VAR1	Staff recommends APPROVAL, subject to conditions:	22-0339-ZON1
22-0339-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0339-ZON1 22-0339-VAR1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 10**NOTICES MAILED** 679 (by City Clerk)**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

22-0339-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0339-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (22-0339-TMP1) shall be required, if approved.
2. 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.
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.

Public Works

6. The variance request to allow a 29' (back of sidewalk) radius public street cul-de-sac, as depicted on the Tentative Map submittal date-stamped 07/18/22 is hereby approved.

22-0339-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 Rezoning (22-0339-ZON1) and Variance (22-0339-VAR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
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. Dedicate 30 feet of right-of-way for Tonopah Drive adjacent to this site on the Final Map for this site. Additionally, grant the appropriate easements for vehicular, pedestrian, public sewer, public drainage, and public utility access across Common Element A for Assessor's Parcel Numbers 139-20-802-004 and 139-20-802-005 on the Final Map for this site.
8. Construct half-street improvements including appropriate transition on Tonopah 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.
9. 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.
10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.
11. 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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12. 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.
13. 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 reduce cul-de-sac radius 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 29-lot single-family residential subdivision on 3.43-acres of undeveloped property located on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive. In addition, to the standard Tentative Map, the applicant is requesting a Rezoning and Variance for this project.

ISSUES

- A Rezoning (22-0339-ZON1) from U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] to R-CL (Single Family Compact-Lot) has been requested for the subject site. Staff supports the applicant's request.
- A Variance (22-0339-VAR1) to allow a stub street terminus where a cul-de-sac is required and to allow a connectivity ratio of 1.00 where 1.30 is required and to allow a non-standard street termination where such is required. Staff supports the applicant's request.
- The Department of Public Works has noted that there are three legal parcels to the south of this site that will be effectively land-locked unless easements are provided (along apparently historic paths) through the common element on the southern border of this site. A condition of approval has been added to assure the appropriate easements are granted for vehicular access.

ANALYSIS

The applicant is proposing a Tentative Map (22-0339-TMP1) for a 29-lot single-family residential subdivision on the 3.43-acre subject site. The subject site consists of two parcels zoned U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] with a ML (Medium Low Density Residential) General Plan land use designation. The City of Las Vegas 2050 Master Plan indicates the general plan designation is intended for single family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Compatible zoning districts include: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Residential Small-Lot), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home).

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The subject site is located adjacent to existing single-family detached dwellings to the west, north and east that are zoned R-1 (Single Family Residential), R-PD9 (Residential Planned Development - 9 Units Per Acre) and R-CL (Single Family Compact-Lot) respectively. The southern perimeter of the site is adjacent to an existing group home development zoned R-2 (Medium-Low Density Residential) and existing multi-family development zoned R-PD12 (Residential Planned Development - 12 Units Per Acre).

The applicant has proposed to rezone (22-0339-ZON1) the subject site from U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] to R-CL (Single Family Compact-Lot). The submitted tentative map indicates the development will have lot sizes ranging from 3,011 square feet to 3,705 square feet. The proposed R-CL (Single Family Compact-Lot) zoning district is designed to provide for single family units and other customary residential uses on a smaller lot size. Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the existing ML (Medium Low Density Residential) General Plan land use designation, which is intended single family detached homes. Furthermore, 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 R-1 (Single Family Residential), R-PD9 (Residential Planned Development - 9 Units Per Acre) and R-CL (Single Family Compact-Lot) zoning district to the west, north and east, therefore, staff recommends approval of this request.

In addition, the applicant has requested a Variance (22-0339-VAR1) to allow two deviations of Title 19.04 Complete Street Standards.

1. To allow a non-standard street termination where such is required.
2. To allow a connectivity ratio of 1.00 where 1.30 is required

Pursuant to Title 19.04.100, "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 one non-standard street terminuses located at the western perimeter of the site that does not comply with Title 19.04.100 development standards. The applicant has proposed to install a non-standard cul-de sac with a 29-foot (back of sidewalk) radius, as depicted on the Tentative Map submittal date-stamped 07/07/22. The Department of Public Works supports the applicants request and notes the non-standard cul-de-sac bulb meets our minimum street sweeping radius for similar projects that have been approved in the past.

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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 (22-0339-VAR1) from Title 19.04.040 development standards to allow a connectivity ratio of 1.00 with three links and three nodes, where 1.30 is required for the overall development. The Department of Public Works supports the request due to the subject sites lack of connectivity options, since the site is land locked on the north, west and south perimeters.

The Department of Public Works has indicated the submitted east/west cross sections depict 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. No retaining walls are shown along the east and west property lines. The submitted north/south cross section depicts 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/greater than two percent, is allowed a maximum four-foot retaining wall. A retaining wall that appears to be less than four feet is shown along the north property line.

The Clark County School District projects that approximately 12 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Detwiler Elementary School, Prep Institute Middle School and Western High School), the District notes that Western High School is over capacity for the 2021-22 school year. No new schools are planned in this area at this time. The Department of Public Works has indicated that this project will add approximately 274 trips per day on Tonopah Drive, Rose Coral Avenue and Vegas Drive. Currently, Tonopah Drive is at about 47 percent of capacity and Vegas Drive is at about 48 percent of capacity. With this project, Tonopah Drive is expected to be at about 49 percent of capacity and Vegas Drive to remain unchanged. Counts are not available for Rose Coral Avenue, but it is believed to be under capacity.

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The Clark County Department of Aviation has submitted the following comments regarding the proposed development. "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. 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."

In summary, Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the existing ML (Medium Low Density Residential) general plan land use designation and surrounding area; therefore, staff recommends approval of the proposed Rezoning (21-0813-ZON1). Also, Staff has determined that sites infill location with no available street connectivity options creates a unique circumstance with regards to the requested Variance (22-0339-VAR1) of complete street development standards. As such, staff recommends approval of the requested Variance (22-0339-VAR1) and Tentative Map (22-0339-TMP1).

FINDINGS (22-0339-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 existing 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 single-family residential uses allowed in the proposed R-CL (Single Family Compact-Lot) zoning district are compatible with the existing surrounding single-family compact-lot and multi-family land uses and zoning districts located within the surrounding area.

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

Growth and future development factors outlined in the City of Las Vegas – West Las Vegas Area plan indicate the need for medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers and commercial corridors.

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 property is located on Tonopah Drive, which is classified as a 60-foot Local Street, as defined by the Title 13. Access to the subject site will be provided by a 48-foot wide residential street and is adequate in size to meet the requirements of the proposed R-CL (Single Family Compact-Lot) zoning district.

FINDINGS (22-0339-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.”

Evidence of a unique or extraordinary circumstance has been presented. Staff has noted that the subject site is an infill parcel that does not have any connectivity options. Additionally, the Department of Public Work has indicated that proposed non-standard cul-de-sac bulb meets the minimum street sweeping radius for similar projects that have been approved in the past. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0339-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes. Staff has determined that the requested Variance of complete street development standards will have minimal negative impact to the surrounding area. Therefore, Staff recommends approval of the Tentative Map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
02/13/87	The City Council approved a request for a Petition to Annex [A-0011-86(A)] of approximately 2.58 acres of property generally located on the west side of Tonopah Drive, north of Vegas Drive.
12/04/02	The City Council approved a request for a Petition to Annex (A-0038-02) to annex approximately 495 acres of undeveloped property located in various parts of the city under provisions of NRS 268.597 No. 1B.
01/12/04	A Code Enforcement case (#CE-8479) was processed for a mattress and old telephone poles on a vacant lot (APN 139-20-802-002). The case was resolved on 02/06/04.
04/15/04	A Code Enforcement case (#CE-12940) was processed for old telephone poles, high weeds and dumping landscape debris on a vacant lot (APN 139-20-802-002). The case was resolved on 06/15/04.
05/19/05	A Code Enforcement case (#CE-30207) was processed for a vacant lot infested with bugs (APN 139-20-802-002). The case was resolved on 05/20/05.
03/31/11	A Code Enforcement case (#CE-99775) was processed for high weeds on a vacant lot (APN 139-20-802-002). The case was resolved on 06/11/11.
05/20/15	A Code Enforcement case (#CE-155139) was processed for high weeds, trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 05/27/15.
08/22/16	A Code Enforcement case (#CE-169925) was processed for trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 09/27/16.
09/26/19	A Code Enforcement case (#CE19-03029) was processed for trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 11/18/19.
08/09/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), Ward 5 (Crear)</p> <ul style="list-style-type: none"> • 22-0339-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) • 22-0339-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND TO ALLOW A NON-STANDARD STREET TERMINATION WHERE SUCH IS REQUIRED • 22-0339-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
09/21/22	The City Council voted unanimously to hold this item IN ABEYANCE to the October 19, 2022 City Council Meeting

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Most Recent Change of Ownership	
08/23/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
06/13/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Rezoning, Variance and Tentative Map for a proposed 29-lot residential subdivision.

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

Field Check	
06/23/22	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation. A damaged chain link fence surrounds the property and there is trash and debris scattered throughout the property.

Details of Application Request	
Site Area	
Gross Acres	3.43

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation]
North	Single-Family, Detached	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)

<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>
South	Single-Family, Detached	REN (Ranch Estate Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
	Group Home	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
	Multi-Family Residential	M (Medium Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
East	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: West Las Vegas	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 105 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	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, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	3,000 SF	3,011 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min Front Yard Setbacks	14 Feet to house 18 Feet to front entry garage	14 Feet 18 Feet	Y Y
Min Side Yard Setback	10 Feet (combined)	10 Feet	Y

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Standard	Required/Allowed	Provided	Compliance
Min Corner Yard Setback	10 Feet	10 Feet	Y
Min Rear Yard Setback	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	70 %	Y
Max. Building Height	2 Stories	2 Stories	Y

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation]	20,000 SF Lots	7 Lots
Proposed Zoning	Permitted Density	Units Allowed
R-CL (Single Family Compact-Lot)	3,000 SF Lots	49 Lots
Existing General Plan	Permitted Density	Units Allowed
ML (Medium Low Density Residential)	8.49	29 lots

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• East	N/A	0 Trees	3 Trees	Y
• South	N/A	0 Trees	11 Trees	Y
TOTAL PERIMETER TREES		0 Trees	14 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• East	N/A		5 Feet	Y
• South	N/A		15 Feet	Y
WALL HEIGHT				
Perimeter and Retaining Walls with slope $\leq 2\%$	Max. Wall Height - 10 Feet		10 Feet	Y
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		4 Feet	Y

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Tonopah Drive	Local Street	Title 13	60	Y

19.04.040 Connectivity			
Transportation Network Element		# Links	# Nodes
Internal Street		3	-
Intersection – Internal		-	1
Cul-de-sac Terminus		-	1
Intersection – External Street or Stub Terminus		-	1
Intersection – Stub Terminus with Temporary Turnaround Easements		-	-
Non-Vehicular Path - Unrestricted		-	-
Total		3	3
		Required	Provided
Connectivity Ratio (Links / Nodes):		1.30	1.00

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, Detached	29 Lots	2 spaces per lot	58				
TOTAL SPACES REQUIRED			58		58		Y
Regular and Handicap Spaces Required			58	0	58	0	Y