

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: NOVEMBER 16, 2022****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: DURANGO M B PARTNERS, LLC****\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0392-MOD1</b>	Staff recommends APPROVAL.	
<b>22-0392-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	22-0392-MOD1
<b>22-0392-SUP1</b>	Staff recommends DENIAL, if approved subject to conditions:	22-0392-MOD1 22-0392-VAR1
<b>22-0392-SDR1</b>	Staff recommends DENIAL, if approved subject to conditions:	22-0392-MOD1 22-0392-VAR1 22-0392-SUP1
<b>22-0392-TMP1</b>	Staff recommends DENIAL, if approved subject to conditions:	22-0392-MOD1 22-0392-VAR1 22-0392-SUP1 22-0392-SDR1

**\*\* NOTIFICATION \*\*****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 59**NOTICES MAILED** 451 (by City Clerk)**PROTESTS** 4**APPROVALS** 3

**\*\* CONDITIONS \*\***

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**22-0392-VAR1 CONDITIONS**

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**Planning**

1. Approval of a Major Modification (22-0392-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0392-SUP1), Tentative Map (22-0392-TMP1), and Site Development Plan Review (22-0392-SDR1) 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.

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**22-0392-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Private Street use.
2. Approval of a Major Modification (22-0392-MOD1) and approval of and conformance to the Conditions of Approval for Variance (22-0392-VAR1), Site Development Plan Review (22-0392-SDR1), and Tentative Map (22-0392-TMP1) shall be required, if approved.

3. 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.
4. A Waiver from Town Center Development Standards is hereby approved, to allow only one active gated entrance where two are required.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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### 22-0392-SDR1 CONDITIONS

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#### **Planning**

1. A pedestrian access gate shall be installed at the main entrance to the subdivision.
2. The entity leasing or selling the single-family residences shall provide a disclosure of the existence of private access easement and private parking agreements to any prospective lease or purchaser of a home on the subject site.
3. Approval of a Major Modification (22-0392-MOD1) and approval of and conformance to the Conditions of Approval for Variance (22-0392-VAR1), Special Use Permit (22-0392-SUP1), and Tentative Map (22-0392-TMP1) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan, date stamped 09/28/22, and building elevations, date stamped 07/27/22, except as amended by conditions herein.
6. An amended site plan shall be submitted prior to issuance of any permits, removing the parking spaces shown in the Cul-De-Sac at the termination of Private Drive A.
7. 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.

**Conditions Page Three**

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8. 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.
9. The minimum distance between buildings shall be 10 feet.
10. The standards for this development shall include a minimum lot size of 1,391 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
11. The setbacks for this development shall be a minimum of four feet to the front of the house, five feet to the front of the garage as measured from the back of the sidewalk or the back of the curb if no sidewalk is provided, zero feet on the side, 10 feet between buildings, 10 feet on the corner side, and five feet in the rear yard.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time as the Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
16. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**22-0392-TMP1 CONDITIONS**

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**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 Major Modification (22-0392-MOD1), Variance (22-0392-VAR1), Special Use Permit (22-0392-SUP1), and Site Development Plan Review (22-0392-SDR1) 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. 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.
8. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any public sewer easement or in the vehicle ingress or egress pathways to such easements.
9. 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.
10. 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.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting a Major Modification of the Town Center Development Standards in order to build a 37-unit attached townhome development north of Durango Drive and immediately east of US-95. In addition to these proposals, they are requesting a Tentative Map and a Special Use Permit to allow a gated community with a private street with one active entrance.

**ISSUES**

- The applicant is requesting a Major Modification of the Town Center Development Standards from SC-TC (Service Commercial-Town Center) to M-TC (Medium Density - Town Center). Staff supports this request.
- The applicant is requesting a Special Use Permit to allow a gated community with a private street with a Waiver to allow one active entrance where two are required. The Town Center Development Standards requires a Special Use Permit to allow a gated community with private streets. Staff does not support this request.
- The applicant is requesting a Site Development Plan Review for a 36-unit single-family attached townhome development. Staff does not support this request.
- The applicant is requesting a Variance to allow 70 on-site parking spaces where 78 are required. Staff does not support this request.
- The applicant is requesting a Tentative Map for a 37-unit single-family attached residential subdivision. Staff does not support this request.

**ANALYSIS**

The 10.38 acre property is currently within the SC-TC (Service Commercial-Town Center) district within the Town Center Planned Area. The property is located at the far northern end of Town Center and abuts an existing shopping center anchored by Lowe's. Other uses in the shopping center to the north include a bank, restaurants, gas station, and general retail. A north bound on-ramp from Durango Drive to US-95 lies directly to the southwest of this site.

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The applicants are requesting a Major Modification from SC-TC (Service Commercial-Town Center) to M-TC (Medium Density - Town Center) in order to develop a residential product on the site. The SC-TC Land Use District does not permit residential development. The Town Center Development Standards describes the SC-TC District as follows:

The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses.

The requested M-TC Land Use District is intended for medium density residential development. The Town Center Development Standards describes the M-TC District as follows:

The Medium Density Residential District has a density range from 12 to 25 dwelling units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space.

In conjunction with the request for a Major Modification, the applicants are requesting a Site Development Plan Review and Tentative Map for a 37-unit single-family attached residential development. The development consists of 16 two-bedroom and 20 three-bedroom dwelling units. The two-bedroom units have a single car garage, while the three-bedroom units have two-car garages. The development proposes a net density of 12.86 dwelling units per acre. The units are arranged in two to four unit buildings within lots that range from 1,391 to 4,703 square feet; the average being 1,840 square feet.

The proposal features a single gated main entrance to a single road terminating in a cul-de-sac. The site features a total of 1.5 parking spaces per dwelling unit, with a total of 14 guest spaces, for a total of 70 onsite spaces. The applicant proposes 16,773 square feet of landscaped open space, a total of 13.75 percent of the site, which exceeds the 12 percent required by Town Center Development Standards. While the property has a total acreage of 12.86, only 2.8 acres are being developed due to NDOT encumbrances.



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In association with the Site Development Plan Review and the Tentative Map, the applicants are requesting a Variance to reduce the required number of parking spaces from 78 (72 unimpeded per unit and six guest spaces per unit) to 70 (56 unimpeded per unit and 14 total guest spaces). There are no physical hardships relating to the site that prevent the applicant from meeting the required parking standards, therefore staff recommend denial of Variance.

In addition, Town Center Development Standards require an approved Special Use Permit for a gated subdivision with private streets. The applicant is applying for a Waiver to have one active entrance where two are required. Staff does not support the request for a subdivision with gated private streets and a Waiver.

There is a demonstrated need for new housing in the City of Las Vegas. Additionally, the land subject to these applications is likely not suitable for any other type of development. The proximity to US-95 and commercial uses might raise questions about the suitability of the land for residential development, however the location does not differ much from other land used for residential purposes immediately abutting freeways and commercial elsewhere in the City. The M-TC District is compatible with surrounding land uses. Therefore, staff support the request for the Major Modification to change the Land Use District from SC-TC to M-TC. However, due to the requested Variance and Special Use Permit with a Waiver associated with the Site Development Plan Review and Tentative Map, staff does not support these requests.

In the Town Center Development Standards Manual, a Special Use Permit is required for private streets. The Private Street use is defined as "Any roadway, other than a private drive, that is not owned by a public entity or is designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public." The conditions of approval for a Special Use Permit for a gated subdivision with private streets include:

1. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

*There are no abutting public streets to connect. The proposed street culminates in a cul-de-sac.*

2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

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*The proposed subdivision does not have two active gated entrances, only a single access with a 96 foot cul-de-sac. The applicants are requesting a Waiver of this requirement.*

3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

*A drainage study is being required by The Department of Public Works.*

**FINDINGS (22-0392-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 narriht-of-wayness, 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 single-car garages for 18 units in the development. Adding two-car garages to each unit in the development 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 (22-0392-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The use cannot be conducted in a manner that is compatible with the adjacent shopping center, as it only provides one active entry where two are required.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The site is not physically suitable as it is unable to accommodate a second active entry as required.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The property is accessed via Durango Drive and North El Capitan Way, both roads have sufficient capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of the Special Use Permit for private streets in Town Center will compromise public safety, as there is only one entrance where two are required.

5. **The use meets all of the applicable conditions per the Town Center Development Standards.**

The private street use does not meet the condition in Town Center Development Standards that the subdivision have two active gated entrances. Therefore staff recommend denial of the Special Use Permit.

## **FINDINGS (22-0392-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan, however it is not consistent with the Town Center Development Standards and Title 19 due to not meeting standards for private streets and parking standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is insufficient and could negatively impact the traffic circulation in the adjacent shopping center.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The buildings will be standard frame-stucco. Forthcoming landscape plans submitted with construction drawings will be required to meet Title 19 standards.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations feature a standard residential design for two to four unit townhome buildings. They are not unsightly, undesirable, or obnoxious in appearance.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

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The development is required to have proper fire truck and other access. The development will be required to meet all applicable life safety and building code regulations, if approved.

**FINDINGS (22-0392-MOD1)**

Due to the irregular shape of the land able to be developed on this site which is a 2.8 acres infill lot adjacent to a shopping center and freeway, medium density residential is the most feasible type of development on this site. A medium density development is able to be compatible with the surrounding area. Therefore, staff recommend approval of the request for a Major Modification from SC-TC (Service Commercial - Town Center) to M-TC (Medium Density - Town Center).

**FINDINGS (22-0392-TMP1)**

The proposed Tentative Map conforms to the Town Center Development Standards Manual and Title 19 in terms of lot size and number of units. However, it is dependent on applications for a Variance for parking standards and a Special Use Permit for private streets with only one active entrance, which do not meet Town Center and Title 19 standards. Therefore, staff recommend denial of the proposed Tentative Map application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
1964	A Petition to Annex (A-0003-64) was approved for approximately 5,000 acres located North of Lone Mountain Road and West of Decatur Boulevard.
12/07/98	The City Council approved a request for Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7, R-PD11, R-PD13, R-PD18 (Residential Planned Development - 7, 11, 13, and 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) to: TC (Town Center) Zone for this site as part of a larger request.
09/13/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-0392 [MOD1, VAR1, SUP1, SDR1 and TMP1] to the October 11, 2022 Planning Commission meeting.

**22-0392 [MOD1, VAR1, SUP1, SDR1 and TMP1]**

<b>Related Relevant City Actions by Planning, Fire, Bldg., etc.</b>	
10/11/22	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 10.38 acres at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-019), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore).</p> <p><b>22-0392-MOD1</b> - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M (MEDIUM DENSITY - TOWN CENTER)</p> <p><b>22-0392-VAR1</b> - VARIANCE - TO ALLOW 70 ONSITE PARKING SPACES WHERE 78 ARE REQUIRED</p> <p><b>22-0392-SUP1</b> - SPECIAL USE PERMIT - FOR PRIVATE STREETS BEHIND A GATE</p> <p><b>22-0392-SDR1</b> - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 37-UNIT TOWNHOME DEVELOPMENT</p> <p><b>22-0392-TMP1</b> - TENTATIVE MAP - DURANGO AND 95 - PARCEL 2 - FOR A 37-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION</p>

<b>Most Recent Change of Ownership</b>	
10/05/20	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
There are no related building permits or business licenses associated with the subject site.	

<b>Pre-Application Meeting</b>	
07/13/22	Staff held a meeting with the applicants to discuss Title 19 and Town Center Development requirements for a single-family attached subdivision.

<b>Neighborhood Meeting</b>	
08/18/22	The development team/applicants held a voluntary neighborhood meeting to present the project and answer questions.

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<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	10.38
Net Acres	2.8

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	SC-TC (Service Commercial)	TC (Town Center)
North	General Retail, Other Than Listed	SC-TC (Service Commercial)	TC (Town Center)
South	Durango Drive (Right-Of-Way)	Durango Drive (Right-Of-Way)	Durango Drive (Right-Of-Way)
East	General Retail, Other Than Listed	GC-TC (General Commercial)	TC (Town Center)
West	US-95 (Right-Of-Way)	US-95 (Right-Of-Way)	US-95 (Right-Of-Way)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Master Plan 2050 Area: Centennial Hills	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
T-C (Town Center) District	N*
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

\*A Waiver is requested to allow one active gated entryway where two are required.

**DEVELOPMENT STANDARDS**

***Pursuant to the Town Center Development Standards Manual, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Proposed</i></b>
Min. Lot Width	20 Feet
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear</li> </ul>	4 Feet 0 Feet 10 Feet 10 Feet
Min. Distance Between Buildings	10 Feet
Max. Building Height	35 Feet

*\*The development standards for residential development standards in Town Center are established by a Site Development Plan Review.*

<b><i>Existing Special Land Use Designation</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
SC-TC (Service Commercial – Town Center)	N/A	N/A
<b><i>Proposed Special Land Use Designation</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
M-TC (Medium Density Residential – Town Center)	12 to 25 du/ac	125 to 260 [Gross Acres]
		33.6 to 70 [Net Acres]

<b><i>Open Space – Town Center</i></b>					
<b><i>Total Site Acreage</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>		<b><i>Compliance</i></b>
	<b><i>Percent</i></b>	<b><i>Area</i></b>	<b><i>Percent</i></b>	<b><i>Area</i></b>	
121,968 SF	12%	14,636 SF	14%	16,773 SF	Y

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Durango Drive	Primary Arterial	Master Plan of Streets & Highways	135	Y



<b>19.04.040 Connectivity</b>		
<b>Transportation Network Element</b>	<b># Links</b>	<b># Nodes</b>
Internal Street	1	-
Intersection – Internal	-	-
Cul-de-sac Terminus	-	1
Intersection – External Street or Stub Terminus	-	-
<b>Total</b>	<b>1</b>	<b>1</b>
	<b>Required</b>	<b>Provided</b>
<b>Connectivity Ratio (Links / Nodes):</b>	<b>N/A</b>	<b>1</b>

**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	
Three Bedroom	37 Units	2 Spaces per Unit	74				
Guest Parking	37 Total Units	1 per Six Units	7				
TOTAL SPACES REQUIRED			81		56 (Garage)		
					19		
Regular and Handicap Spaces Required			81	1	75	1	N*

\*The applicant has applied for a Variance to allow 75 onsite parking spaces where 81 are required.

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.	To allow one active gated entrance off the adjacent shopping center to the north where a minimum of two active gated entrances	Denial