



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 15, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC AND INTERNATIONAL, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0657-ZON1	Staff recommends APPROVAL.	
22-0657-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0657-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

NOTICES MAILED

221

PROTESTS

1

APPROVALS

0

**** CONDITIONS ****

22-0657-TMP1 CONDITIONS

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 (22-0657-ZON1) and Variance (22-0657-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.

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Public Works

7. Prior to submittal of a Final Map for this site, a Petition of Vacation shall be submitted to eliminate the patent easements in conflict with this proposed site. The Order of Relinquishment of Interest shall record prior to or concurrent with the recordation of a Final Map for 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 to be privately maintained by the Homeowner's Association. Grant Public Pedestrian Access Easements for any public sidewalks that are located outside of the public right-of-way.
9. Grant a minimum 20-foot wide Public Sewer and Drainage Easement in the northern portion of Common Element A to be privately maintained for the public sewer and surface drainage proposed within Common Element "A" north of lot 29.
10. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a Roadway, Sewer, and Drainage grant for the east half of Gaisford Street on Assessor's Parcel # 126-25-401-020 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #126-25-401-020 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

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11. Construct half-street improvements including appropriate transition and overpaving on La Mancha Avenue and Gaisford Street adjacent to this site concurrent with development of this site. The back of curb on the north side of La Mancha Avenue shall be at the northern right-of-way line for La Mancha Avenue. 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.
12. 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 easement or in the vehicle ingress or egress pathways to easements.
13. 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.
14. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
15. 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.
16. 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.

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17. 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 reduced curb return radii 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 29-lot single-family attached residential subdivision on a 2.14-acre undeveloped property located on the northwest corner of La Mancha Avenue and Gaisford Street. In addition to the Tentative Map, the applicant is requesting a Rezoning for this project.

ISSUES

- The applicant has requested a Rezoning (22-0657-ZON1) from R-3 (Medium Density Residential) to R-TH (Single Family Attached) has been requested for the subject site. Staff supports this request.

ANALYSIS

The applicant is proposing a Tentative Map (22-0657-TMP1) for a 29-lot single-family attached residential subdivision on the 2.14-acre subject site. The subject site consists of two parcels zoned R-3 (Medium Density Residential) with a M (Medium Density Residential) General Plan land use designation. The M (Medium Density Residential) designation has an allowable density of 25.49 dwelling units per gross acre, which allows a maximum of 54 residential lots for the 2.14-acre site. The M (Medium Density Residential) General Plan land use designation supports the R-3 (Medium Density Residential), R-2 (Medium-Low Density Residential), and the proposed R-TH (Single Family Attached) zoning district.

The applicant has proposed to Rezone (22-0657-ZON1) the subject site from R-3 (Medium Density Residential) to R-TH (Single Family Attached). The submitted tentative map indicates the development will have lot sizes ranging from 1,602 square feet to 2,246 square feet. The purpose of the R-TH (Single Family Attached) District is to accommodate single-family attached residences with designs and densities that transition between multi-family and single-family uses.

Existing single-family detached dwellings are located to the south of the subject site across La Mancha Avenue, which are zoned R-CL (Single Family Compact-Lot). To the western and northern perimeter bordered by an existing mining facility that is RN (Ranch Estates Neighborhood) and R-U (Rural Open Land) under Clark County zoning designations. The eastern perimeter of the site is currently undeveloped land that is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan

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Designation]. Staff has determined that the proposed R-TH (Single Family Attached) zoning district is consistent with the existing M (Medium Density Residential) General Plan land use designation and the adjacent developments in the surrounding area.

The Department of Public Works has indicated the submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.090 a development with natural slope greater than two percent, is allowed a maximum six-foot retaining wall. No retaining walls are shown along the west or east 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 19.06.090 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. A maximum of three-foot retaining walls are shown along the north property line, yet none on the south property lines.

In addition, the Department of Public Works has notes that there are two water lines, a sewer line and eight-foot wide box culvert in La Mancha Avenue that has required the width of La Mancha Avenue to be increased by five feet. Per Title 19.04.0101(B)(2) which states, "Where a proposed development is adjacent to existing improvements, the Director of Public Works shall determine the extent to which it is appropriate to implement the standards outlined in this Chapter and approve, if necessary, designs for the transition from existing improvements to those that meet the standards of this Chapter. The Director may approve a deferral of the Amenity Zone standards pursuant to LVMC 19.02.025." The Department of Public Works has requested the applicant to construct an attached five-foot sidewalk, where a five-foot side walk and five-foot amenity zone are required, due to the five-foot increased width for La Mancha Avenue. This will also match what was approved with the residential subdivision project immediately to the south, which was approved via Tentative (21-0064-TMP1) on the south side of La Mancha Avenue.

This project will add approximately 233 trips per day on La Mancha Avenue, Gaisford Road, Shaumber Road and Ann Road. Currently, Shaumber Road is at about 27 percent of capacity and Ann Road is at about 99 percent of capacity. With this project, Shaumber Road is expected to be at about 29 percent of capacity and Ann to be at capacity. Counts are not available for La Mancha Avenue or Gaisford Road, but they are believed to be under capacity.

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 (Darnell Elementary School, Escobedo Middle School and Centennial High School), the District notes that Centennial High School was over capacity for the 2022-23 school year by approximately 12 percent; and no new schools are planned in this area at this time.

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In summary, staff has determined that the proposed R-TH (Single Family Attached) zoning district is consistent with the existing M (Medium Density Residential) General Plan land use designation and is compatible with the adjacent single-family residential development in the surrounding area; therefore, staff recommends approval of the requested Rezoning and Tentative Map applications.

FINDINGS (22-0657-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 Rezoning from R-3 (Medium Density Residential) to R-TH (Single Family Attached) is in conformance with the existing M (Medium Density Residential) General Plan Designation under the City of Las Vegas 2050 Master Plan.

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.

Staff has determined that although the proposed R-TH (Single Family Attached) zoning district is consistent with the existing M (Medium Density Residential) General Plan land use designation, the minimum 1,600 square-foot lot size associated with the proposed R-TH (Single Family Attached) zoning district is compatible with the existing R-CL (Single Family Compact-Lot) zoning district located to the south of the subject site, which consist of 3,000 square-foot size lots.

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

Growth and development factors in the community warrant the appropriateness of the proposed R-TH (Single Family Attached) zoning district on the subject site

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 site is accessed by La Mancha Avenue and Gaisford Street which are both 60-foot Local Streets as designated by Title 13, which will provide adequate capacity to serve the proposed use.

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FINDINGS (22-0657-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 development standards. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/19/20	The City Council approved a Petition to Annex (ANX-77855) 7.73 acres generally located on the north and south sides of the La Mancha Avenue, approximately 315 feet west of Shaumber Road.
02/14/23	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 2.14 acres at the northwest corner of La Mancha Avenue and Gaisford Street (APNs 126-25-401-004 and 005), Ward 4 (Allen-Palenske)</p> <p>22-0657-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-TH (SINGLE FAMILY ATTACHED)</p> <p>22-0657-TMP1 - TENTATIVE MAP - LA MANCHA & GAISFORD - FOR A 29-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION</p>

<i>Most Recent Change of Ownership</i>	
08/24/18	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
11/08/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Rezoning and Tentative Map for a proposed attached residential subdivision.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
12/29/22	During a routine site inspection staff observed an undeveloped site with natural desert vegetation. There appeared to be large construction equipment being stored on the western perimeter of the site.

Details of Application Request	
Site Area	
Gross Acres	2.14

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	M (Medium)	R-3 (Medium Density Residential)
North	Mining Facility	RN (Ranch Estates Neighborhood) - Clark County	RN (Ranch Estates Neighborhood) - Clark County
South	Single-Family Detached Dwellings	ML (Medium Low)	R-CL (Single Family Compact-Lot)
East	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
West	Mining Facility	RN (Ranch Estates Neighborhood) - Clark County	R-U (Rural Open Land) - Clark County

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Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: La Madre Foothills	N/A
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
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 19.06.090, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	1,600 SF	1,602 SF	Y
Min. Lot Width	20 Feet	21 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	N/A	N/A	Y
• Corner	10 Feet	10 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Lot Coverage	95 %	95 %	Y
Max. Building Height	45 Feet or 3 Stories	36 Feet or 2 Stories	Y

Existing Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	25.49	54
Proposed Zoning	Permitted Density	Units Allowed
R-TH (Single Family Attached)	1 du per lot	1 du per lot
Existing General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49	54
Proposed General Plan	Permitted Density	Units Allowed
N/A	N/A	N/A

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

*Pursuant to Title 19.04.0101(B)(2), the Department of Public Works has requested that the applicant construct an attached sidewalk, where detached sidewalk with five-foot amenity zone is required on the north side of La Mancha Avenue.

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	1	-
Intersection – Internal	-	-
Cul-de-sac or Hammerhead Terminus	-	1
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	0.5	-
Total	1.50	1.00
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.50

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family (Attached) Townhomes	29 Lots	1 unimpeded space per dwelling unit	29				
Guest parking		1:6	4.83 (5)				
TOTAL SPACES REQUIRED		34	34				
Regular and Handicap Spaces Required			33	1	33	1	Y