

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Parkers Abby LLC

DATE: July 12, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Parkers Abby Ph 2 FLD2017-00040

_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Parkers Abby Ph 2 / PLD2015-00011 / PST2016-00021 / FLD2017-00040

Project review: The application vested on April 6, 2015. A pre-application conference was held May 15, 2014, Preliminary approval was issued on June 22, 2015. A Post Decision Review to add 5 lots to Phase 2 was approved on June 21, 2016. Final engineering approval was granted June 6, 2017.

Zoning: R1-5; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a maximum average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 3,960 square feet to 7,506 square feet.

☐ The lots are below the standard minimum lot size of the zone because:

- ☐ A significant portion of the site is encumbered with wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application of PLD2015-00011 was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on April 23, 2015. Notice of application of the Post Decision Review PST2016-00021 was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 21, 2016.
