



# Planning Commission Agenda Item

Date: December 09, 2020

Item No: 19.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: T-MAP-12-2020 GARLAND GROVE (Public Hearing).** Applicant: Richmond American Homes of Nevada, LLC. Request: A tentative map in a C-2, (General Commercial District) proposed property reclassification to R-CL, (Single-Family Residential District) to allow an 87-lot residential subdivision. Location: East of Clayton Street, approximately 580 feet north of Craig Road.

## **RECOMMENDATION: APPROVAL**

### **PROJECT DESCRIPTION:** (APN 139-04-201-017).

The applicant is requesting consideration for a tentative map in a proposed R-CL, Single-Family Compact Lot Residential District to allow a 87-lot residential subdivision. The applicant currently has an approved parcel map (PM-1514) which subdivided parcel (139-04-201-017) into three (3) lots, the tentative map is for one of those three lots. The new parcel numbers have not been assigned by Clark County. The subject site is approximately 12.34 acres in size with a land use designation of Mixed-Use Commercial and Mixed-Use Neighborhood. The subject site is located east of Clayton Street and approximately 580 feet north of Craig Road.

### **BACKGROUND INFORMATION:**

| Previous Action |
|-----------------|
| N/A             |

### **RELATED APPLICATIONS:**

| Application #     | Application Request   |
|-------------------|---|
| <b>ZN-18-2020</b> | A property reclassification from C-2, General Commercial District to R-CL, Single-Family Compact Lot Residential District on approximately 12.34 acres. |

**GENERAL INFORMATION:**

|                         | <b>Land Use</b>                                 | <b>Zoning</b>                          | <b>Existing Use</b>                |
|-------------------------|---|--|------------------------------------|
| <b>Subject Property</b> | Mixed-Use Neighborhood and Mixed-Use Commercial | C-2, General Commercial District       | Undeveloped                        |
| <b>North</b>            | Single-Family Medium                            | PUD, Planned Unit Development District | Single-Family Residential          |
| <b>South</b>            | Mixed-Use Commercial                            | C-2, General Commercial District       | Retail/Restaurants                 |
| <b>East</b>             | Mixed-Use Neighborhood and Mixed-Use Commercial | C-2, General Commercial District       | Undeveloped                        |
| <b>West</b>             | Single-Family Low                               | PUD, Planned Unit Development District | Existing Single-Family Residential |

**DEPARTMENT COMMENTS:**

| <b>Department</b>                    | <b>Comments</b>          |
|--------------------------------------|--------------------------|
| Public Works:                        | See attached memorandum. |
| Police:                              | No Comment.              |
| Fire:                                | No Comment.              |
| Clark County Department of Aviation: | See attached memorandum. |
| Clark County School District:        | No Comment.              |

**ANALYSIS**

The applicant is requesting Planning Commission consideration for an 87-lot single-family subdivision. The applicant currently has an approved parcel map (PM-1514) which subdivided the parcel (139-04-201-017) into three (3) lots, the tentative map was for one of those three lots. The applicant is proposing single-family detached homes with a gross density of 7.05 dwelling units per acre on 12.34 acres. The subject site is located east of Clayton Street and approximately 580 feet north of Craig Road.

According to the letter of intent, the tentative map will have 3,600 square foot (40x90)

lots. The applicant is proposing one access drive located from Clayton Street. The internal streets are public streets and are proposed to be 49 feet in width including a 5-foot sidewalks on both sides of the street. The applicant is proposing a secondary emergency access to the site located within common element "H" which is required by the Fire Code.

The landscape requirement adjacent to Clayton Street is fifteen (15) feet of landscaping including the five (5) foot sidewalk. The proposed tentative map shows landscaping along Clayton Street as fifteen (15) feet including the five (5) foot sidewalk. The perimeter landscaping appears to be in compliance with code requirements.

The development is required to provide a minimum of 350 square feet of common open space per dwelling unit for a minimum of 30,450 square feet. The site plan includes three (3) common elements with a total of 35,805 square feet of common open space. The largest open space common element "J" provides 75 percent of the required open space in one area. The applicant states that the amenities in common element "J" will consist of neighborhood park amenities but did not state what those amenities would be.

The proposed tentative map is consistent with the land use and proposed zoning for the subject site. Staff is recommending approval of this tentative map request.

## **CONDITIONS:**

### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Amenities to include: open turf area; tot-lot with appropriate EPMD surfacing; trash receptacles; shade trees; benches; picnic/barbeque area; and pet waste stations or changes as approved by the Planning Division.

### ***Public Works:***

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by

faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
7. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Clayton Street (sidewalk)
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole

impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

14. As depicted on the tentative map, the developer shall provide a twelve (12) foot wide maintenance access road along the south side of the existing channel at the north end of the site. In addition to providing maintenance access, the road is intended to serve as a dual use facility by ultimately providing pedestrian access from Clayton Street to Camino Al Norte. Consequently, the developer must also provide maintenance access gates at the top of the channel at regular frequency (to be determined in the improvement plan design phase) for emergency swift water rescue and for direct maintenance access into the channel.

**ATTACHMENTS:**

Public Works Memorandum  
Clark County Department of Aviation Memorandum  
Letter of Intent  
Tentative Map  
Clark County Assessor's Map  
Location and Comprehensive Plan Map