



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 8.

TO: Planning Commission

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

SUBJECT: T-MAP-15-2020 DELHI FERRELL. Applicant: Beazer Homes. Request: A tentative map in an R-1 (Single-Family Low Density District) to allow a 22-lot, single-family subdivision. Location: Northeast corner of Ferrell Street and Delhi Avenue. (APN 139-08-302-002).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a R-1, Single-Family Low Density Residential District to allow a 22-lot residential subdivision. The subject site is approximately 4.1 acres in size with a land use designation of Single-Family Low. The subject site is located on the northeast corner of Ferrell Street and Delhi Avenue.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Residential District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
South	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
East	Single-Family Low	R-1, Single-Family Low Residential District	Undeveloped
West	Single-Family Low	R-1, Single-Family Low Residential District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
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 a 22-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of approximately 4.4 dwelling units per acre on 4.1 acres. The subject site is located on the northeast corner of Ferrell Street and Delhi Avenue.

According to the letter of intent, the tentative map will have 6,000 square foot (50x120) lots. The internal street is a public street and is proposed to be 47 feet in width including a 5-foot sidewalks on both sides of the street. The applicant is proposing two (2) access drives, one (1) located from Delhi Avenue and one (1) located off Gowan Road.

The landscape requirement adjacent to Ferrell Street and Delhi Avenue is fifteen (15) feet of landscaping including the five (5) foot sidewalk and the landscaping adjacent to Gowan Road is ten (10) feet of landscaping including the five (5) foot sidewalk. The proposed tentative map shows landscaping along Ferrell Street and Delhi Avenue as

fifteen (15) feet including the five (5) foot sidewalk and the landscaping along Gowan Road to be ten (10) feet including the five (5) foot sidewalk. The perimeter landscaping appears to be in compliance with code requirements.

The proposed development is within a Single-Family Low land use and the R-1, Single-Family Low Density District therefore the applicant is not required to provide common open space areas per the code.

The proposed tentative map is consistent with the proposed land use and the 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.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Proposed residential driveway slopes shall not exceed twelve percent (12%).
5. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
6. 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.

7. 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.
8. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
9. 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.
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
11. 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. Gowan Road (sidewalk)
 - b. Ferrell Street
 - c. Delhi Avenue
12. 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Boundary Map
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map