



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: T-MAP-14-2020 CENTENNIAL COMMERCE. Applicant: Beazer Homes.
Request: A tentative map in an R-E (Ranch Estates District), proposed property reclassification to R-1 (Single-Family Low Density District), to allow a 21-lot, single-family subdivision. Location: North of Centennial Parkway, approximately 400 feet west of Commerce Street.

RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION: (APNs 124-22-401-007 and 124-22-401-008).

The applicant is requesting consideration for a tentative map in a proposed R-1, Single-Family Low Density District) to allow a 21-lot, single-family residential subdivision. The subject site is approximately 4.50 gross acres in size with a density of 4.7 dwelling units per net acre and is generally located north of Centennial Parkway, approximately 400 feet west of Commerce Street. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low.

BACKGROUND INFORMATION:

Previous Action
2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Single-Family Low.

RELATED APPLICATIONS:

Application #	Application Request
ZN-21-2020	A property reclassification from R-E (Ranch Estates District) to an R-1 (Single-Family Low Density District), consisting of 21 single-family lots on approximately 4.50 gross acres.
VAC-12-2020	To vacate an approximate 40 foot wide private right-of-way, a public utility easement and a drainage easement approximately 610 feet west of Commerce Street, extending approximately 465 feet north of Centennial Parkway.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Community Commercial	C-2, General Commercial District	Commercial/Retail Center (Somerset Academy)
East	Mixed-Use Neighborhood and Single-Family Medium	C-1, Neighborhood Commercial District and R-2, Single-Family Medium District	Undeveloped and Commercial
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	See Memorandum.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting approval for a 21-lot residential tentative map on approximately 4.50 gross acres for a density of 4.6 dwelling units per acre. The subject site is generally located north of Centennial Parkway, approximately 400 feet west of Commerce Street.

The applicant has also submitted applications to change the zoning classification to the R-1 (Single-Family Low Density District (ZN-21-2020) and a vacation request to vacate a 40 foot wide private right-of-way, a public utility easement and a drainage easement approximately 610 feet west of Commerce Street, extending approximately 465 feet north of Centennial Parkway (VAC-12-2020) which are also on tonight's agenda for

consideration.

The proposed tentative map contains single-family lots that range in size from a minimum of 6,000 square feet to a maximum of 10,000 square feet. The applicant is proposing access to the site is from one (1) entrance from Centennial Parkway. The internal streets are proposed to be public streets 47-foot-in width with a five (5) foot sidewalk on both sides. According to the applicant's letter of intent, the development intends to provide fire sprinkler systems for each home instead of a secondary fire access.

The proposed 26 foot perimeter landscaped area is in compliance with the residential development standards. This area includes a five (5) foot wide sidewalk and ten feet of landscaping along Centennial Parkway.

The proposed tentative map is consistent with the proposed zoning classification and the existing surrounding residential subdivision to the north and west. Development of this parcels should not create a negative impact on the surrounding residential subdivision or land uses. Public Works has reviewed the proposed tentative map and is recommending approval. Staff is recommending approval of this tentative map request.

CONDITIONS:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The tentative map shall comply with all conditions of approval for VAC-12-2020. If VAC-12-2020 is denied, T-Map-14-2020 is deemed null and void. .

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. Centennial Parkway
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.

ATTACHMENTS:

Public Works Memorandum

Clark County School District Tracking Form

Letters of Intent

Tentative Map

Clark County Assessor's Map

Location and Zoning Map