



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 11.

TO: Planning Commission

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

SUBJECT: T-MAP-02-2021 NOBLE PEAK. Applicant: Richmond American Homes of Nevada, LLC. Request: A tentative map in a C-2 (General Commercial District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 70-lot, two-family attached (duplex) subdivision. Location: West of Scott Robinson Boulevard, approximately 581 feet north of Craig Road.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-04-201-021).

The applicant is requesting consideration for a tentative map in a proposed PUD, Planned Unit Development District and Mixed-Use Neighborhood land use to allow a 70-lot, single-family attached residential subdivision. The subject site is approximately 6.5 gross acres in size with a density of 10.8 dwelling units per net acre and is located west of Scott Robinson Boulevard and approximately 581 feet north of Craig Road.

BACKGROUND INFORMATION:

Previous Action	
A virtual neighborhood meeting was held on January 26, 2021 at 5:30 p.m. According to the neighborhood meeting summary, no neighbors attended the meeting.	
City Council approved Ordinance No. 2871 (ZN-02-18) on March 21, 2018 to reclassify approximately 29.38 acres from R-1, Single-Family Low Residential District to C-2, General Commercial District.	

RELATED APPLICATIONS:

Application #	Application Request
ZN-03-2021	A property reclassification to PUD (Planned Unit Development District), to allow a 70-lot, single-family attached subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped
North	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
East	Mixed-Use Neighborhood	R-3, Multi-Family Residential District and C-2, General Commercial District	Undeveloped
West	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	No comment.

ANALYSIS

The applicant is requesting approval of a tentative map for a 70-lot attached single-family residential subdivision. The applicant's site consists of one (1) parcel that is approximately 6.5 gross acres with a density of 10.8 dwelling units per acre. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The site is located west of Scott Robinson Boulevard, approximately 581 feet north of Craig Road. The applicant has also submitted a rezoning application (ZN-03-2021) to reclassify the site from C-2, General Commercial District to a PUD, Planned Unit Development District that is also on tonight's agenda for consideration.

The proposed tentative map shows one (1) access point to the residential development from a gated access off of Scott Robinson Boulevard. The project proposes thirty (30) foot private internal streets to access the garages at the rear of the property. The City of

North Las Vegas private street policy requires five (5) foot sidewalks on both sides of the street. This project proposes a larger seven (7) foot sidewalk around the perimeter and between homes in the center of the project to offset the need for five (5) foot sidewalks on both sides of the internal private streets. There are additional 4ft sidewalks throughout the project and three pedestrian access gates along Scott Robinson Boulevard to further promote pedestrian connectivity and walkability. The proposed residential is a gated community.

The proposed tentative map shows the perimeter landscaping along Scott Robinson Boulevard to be ten (10) feet including the five (5) foot sidewalk as required by code. The perimeter landscaping appears to be in compliance with code.

The applicant is required to provide 35,000 square feet (500 square feet per dwelling unit). The tentative map shows 41,094 square feet of open space per code requirements. The useable open space is located within one central area as required by code. The applicant's letter of intent states that open space will contain neighborhood park type amenities but did not specify the amenities. Within the usable open space area, the applicant will need to provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas. The final amenity list will be reviewed and approved by Planning at the time of the final development plan. The remaining required interior open space will be distributed throughout the project. The applicant is proposing a pedestrian corridor in the middle of the site that will have a landscape easement over it between the porches for each unit. The landscaping that is provided in this area between the porches and at the rear between the garages will be maintained by the Home Owners Association. This allows for a larger separation between the fronts of each single family attached dwelling unit. The landscape exhibit demonstrates this separation, the landscape easement and the larger pedestrian walkway.

The applicant submitted two (2) two-story models for the attached residential. The homes will only be attached on one side which provides space for a private enclosed side yard on the other side of each property. This side yard will include its own private enclosed courtyard. The two (2) models will range in size from 1,510 square feet to 1,520 square feet. The applicant's letter of intent states that the typical lot width is 25'8". The applicant is proposing the following setbacks for the lots:

- Front setback – 12-feet
- Porch setback – 10-feet
- Side yard setback building (interior) – 5-feet
- Side yard setback building (corner) – 5-feet
- Attached building to building setback – 0-feet
- Rear setback – garage – 4-feet

- Rear setback – living – 4-feet

All homes also include a porch in the front and a garage that is accessed from the rear of the property. The front of the homes appear to be articulated with stone veneer and other architectural enhancements. The elevations appear to be in compliance with code requirements. The actual colors have not been provided but can be reviewed with the Final Development Plan.

The proposed tentative map is consistent with the proposed zoning classification. The surrounding area is a mixture of single-family, multi-family and commercial uses. To the north and west of the proposed site is developing residential. To the south and east of the proposed site is undeveloped commercial and multi-family residential. The proposed PUD, Planned Unit Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed tentative map request. 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. Comply with all conditions for ZN-03-2021.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County Assessor's Map

Location and Comprehensive Plan Map