



# Planning Commission Agenda Item

Date: April 14, 2021

Item No: 6.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-04-2021 CENTENNIAL - GOLDFIELD.** Applicant: Richmond American Homes. Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 50-lot single-family subdivision. Location: Southwest corner of Centennial Parkway and Goldfield Street.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 124-27-502-011).

The applicant is requesting consideration for a tentative map in a proposed R-CL, Single-Family Compact Lot Residential District and proposed Single-Family Medium land use to allow a 50-lot, single-family residential subdivision. The subject site is approximately 11.94 gross acres in size with a density of 4.89 dwelling units per net acre and is located at the southwest corner of Centennial Parkway and Goldfield Street.

## **BACKGROUND INFORMATION:**

Previous Action
A virtual neighborhood meeting was held on February 17, 2021 at 5:30 p.m. According to the neighborhood meeting summary five neighbors attended the meeting. Neighbors inquired about the previous approval for multi-family residential and were pleased to see that single-family was being proposed on the site.
City Council approved Ordinance No. 1607 (ZN-28-01) on March 20, 2002 to reclassify the property from R-E, Ranch Estates Residential District to C-1, Neighborhood Commercial District.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>AMP-02-2021</b>	An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Commercial to Single-Family Medium on approximately 11.94 gross acres.
<b>ZN-05-2021</b>	A property reclassification from a C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District), consisting of an approximate 10.21 acre, 50-lot single-family subdivision.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
<b>North</b>	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
<b>South</b>	Mixed-Use Commercial	PUD, Planned Unit Development District	Single-Family Residential
<b>East</b>	Mixed-Use Commercial	R-4, High Density Residential	Multi-Family Residential
<b>West</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Commercial/Retail Uses

**DEPARTMENT COMMENTS:**

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

## **ANALYSIS**

The applicant is requesting approval for a 50-lot single-family residential tentative map on approximately 11.94 gross acres for a density of 4.89 dwelling units per acre. The subject site is located at the southwest corner of Centennial Parkway and Goldfield Street.

The applicant has also submitted applications to reclassify (rezone) to R-CL, Single-Family Compact Lot Residential District (ZN-05-2021) and a land use amendment to change the land use from Mixed-Use Commercial to Single-Family Medium on the 11.94 acres 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 5,000 square feet to a maximum of 14,319 square feet. The proposed tentative map shows forty-nine (49) foot internal public streets with five (5) foot sidewalks on each side of the street. The residential subdivision has one drive access off of Regena Avenue. The tentative map does not show an emergency access per Fire requirements. The applicant will need to provide emergency access prior to permit approval.

The proposed tentative map provides fifteen (15) feet of perimeter landscaping along Goldfield Street and Regena Avenue including the five (5) foot sidewalk as required by code. The perimeter landscaping along Centennial Parkway is twenty-five (25) feet including the five (5) foot sidewalk as required by code. The applicant is providing a twenty-five (25) foot landscape buffer along the western border of the property adjacent to the commercial center. The applicant is providing the buffer due to the commercial center being built prior to the residential portion of the property.

The applicant is required to provide 7,500 square feet (150 square feet per dwelling unit) for the single-family subdivision. The preliminary development plan shows 7,581 square feet of open space per code requirements. The useable open space is located within two areas that is centrally located on the proposed map. The applicant's letter of intent does not list what amenities will be located in the usable open space area, the applicant will need to provide a shaded ramada; open play area; and dog station areas. The final amenity list will be reviewed with the final development plan.

The proposed tentative map is consistent with the R-CL, Single-Family Compact Lot Residential District and land use amendment and the existing residential developments to the north and south. Development of the proposed tentative map should not create a negative impact on the surrounding residential, multi-family or commercial 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 approved method, this development shall comply with all applicable codes and ordinances.
2. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: shaded ramada; open play area; and dog stations.

### ***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. The proposed stub street at the westerly end of Street B must be revised to comply with the *City of North Las Vegas Municipal Code* section 16.20.050.P which states: Terminal streets, not to exceed one hundred fifty (150) feet in length, as measured from the face-of-curb of the intersecting street to the face-of-curb of the terminal street, and with a maximum of four fronting lots, shall terminate in a cul-de-sac with a minimum back-of-curb radius of twenty-four (24) feet.
13. 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. Goldfield Street
  - b. Regena Avenue
  - c. Centennial Parkway (sidewalk)
14. 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  
Fire Memorandum  
Clark County School District Memorandum  
Revised Letter of Intent  
Tentative Map  
Clark County Assessor's Map  
Location and Comprehensive Plan Map