



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 9.

TO: Planning Commission

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

SUBJECT: T-MAP-05-2021 NIGHTINGALE. Applicant: DR Horton, Inc. Request: A tentative map in a proposed, PUD (Planned Unit Development District), to allow a 140-lot single-family subdivision and a 246-unit multi-family development. Location: Northeast corner of Losee Road and Tropical Parkway.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-25-201-001 and a portion of 124-25-201-003)

The applicant is requesting consideration for a tentative map in a proposed amended PUD, Planned Unit Development District and proposed Single-Family Medium land use to allow a 140-lot, single-family residential subdivision; a 246-lot multi-family development and a commercial portion of the site. The subject site is approximately 41.8 gross acres in size with a density of 11 dwelling units per net acre and is located at the northeast corner of Losee Road and Tropical Parkway.

BACKGROUND INFORMATION:

Previous Action
A virtual neighborhood meeting was held on February 25, 2021 at 5:30 p.m. According to the neighborhood meeting summary, Councilman Barron and three neighbors attended the meeting. Neighbors inquired about the height of the buildings and parking which were addressed by the applicant.
City Council approved Ordinance No. 2011 (ZN-68-04) on August 18, 2004 to reclassify approximately 35.55 acres from R-E, Ranch Estates residential District to a PUD, Planned Unit Development District.

RELATED APPLICATIONS:

Application #	Application Request
AMP-03-2021	An amendment to the Comprehensive Plan to change the land use plan designation of the subject site from Community Commercial to Single-Family Medium located at the northeast corner of Losee Road and Tropical Parkway.
ZN-07-2021	Amend the existing PUD, Planned Unit Development District on 41.8 acres to allow a 3.15 commercial development; 140-lot single-family subdivision; and 246-unit multi-family development. The site is located on the northeast corner of Losee Road and Tropical Parkway.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development.	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
South	Single-Family Low and Community Commercial	R-1, Single-Family Low Residential District and C-1, Neighborhood Commercial District.	Single-Family Residential and Commercial Center
East	Single-Family Medium	PUD, Planned Unit Development.	Single-Family Residential
West	Employment	PUD, Planned Unit Development and C-1, Neighborhood Commercial District.	Undeveloped and a Murphy's Express Gas Station

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:	See attached memorandum.

ANALYSIS

The applicant is requesting approval for a 140-lot single-family and 246-lot multi-family residential tentative map on approximately 38.65 gross acres for a density of 11 dwelling units per acre. The subject site is located at the northeast corner of Losee Road and Tropical Parkway.

The applicant has also submitted applications to amend the existing PUD, Planned Unit Development District (ZN-07-2021) and a land use amendment to change the land use from Community Commercial to Single-Family Medium on 38.65 acres which are also on tonight's agenda for consideration.

Perimeter landscaping is in compliance with code requirements. Approximately fifteen (15) feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Tropical Parkway and Azure Avenue. Approximately twenty (20) feet of landscaping including a five-foot sidewalk is proposed next to Losee Road.

The applicant submitted preliminary site plan proposing a 140 single-family residential lots and 246-units of multi-family residential. The single-family and multi-family subdivisions are separate with no cross access between the uses.

Access to the single-family portion of the site is from Tropical Parkway with an emergency access from an easement located at the northeast corner of the site off of Azure Avenue. The internal streets for the single-family residential are 47-feet wide public streets with five (5) foot sidewalks on each side.

The proposed tentative map shows 140 single-family residential dwellings located on the east side of the site. The single-family portion of the site will contain 3,045 square foot lots. The applicant has submitted three (3) two-story models for the single-family portion of the site. The single-family dwellings range from 1,715 square feet to 1,865 square feet. The three (3) models consists of stucco exteriors with concrete tile roofs. The proposed single-family dwellings appear to be in compliance with code

requirements however, the colors were not provided. This can be reviewed at the time of the building permit.

The applicant is required to provide 70,000 square feet (500 square feet per dwelling unit) for the single-family subdivision. The preliminary development plan shows 70,764 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 did not list the amenities being provided in the open space. The final amenity list will be reviewed with the final development plan.

The proposed tentative map also contains 246 multi-family dwelling units on the western portion of the proposed site. Access to the multi-family portion of the site is from a gated access off of Losee Road with an emergency access easement at the northwest corner of the site off of Azure Avenue. The project proposes twenty-eight (28) foot private internal drive aisles for the multi-family. The applicant is providing five (5) foot sidewalks adjacent to the off-street parking stalls and seven (7) foot sidewalks throughout the site for pedestrian movement within the development.

The applicant submitted two (2) two-story models for the multi-family portion of the site. The dwellings range from 1,191 square feet to 1,370 square feet. The models consist of stucco exteriors with concrete tile roofs and are earth tone in color. Architecturally, the proposed multi-family dwellings appear to be in compliance with code. The actual colors have been provided and appear to be in compliance with the design standards per code. The applicant's letter of intent states that the multi-family will have two car garages and approximately one hundred eighty-five (185) additional guest parking stalls are provided throughout the project.

The applicant is required to provide 98,400 square feet of open space for the multi-family portion of the site. The preliminary development plan provides 98,400 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 does not list what amenities will be located in the usable open space area, the applicant will need to provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada or splash pad; picnic areas; and dog station areas. The final amenity list will be reviewed with the final development plan.

The commercial portion of the site is located at the southwest corner of the site. The land use for this portion of the site is Community Commercial and the PUD, Planned Unit Development is consistent with the land use. According to the applicant's letter of intent the commercial portion will consist of approximately 3.15 acres and will contain a pharmacy use on the site. The preliminary development plan for the commercial component provides two (2) access drives off of Losee Road to the site. The applicant

has not provided elevations for the proposed pharmacy, however that will be reviewed with the Final Development Plan for the use. The applicant will be required to comply with the General Commercial Design Standards for the commercial use on the site during the Final Development Plan review.

The proposed tentative map is consistent with the proposed amended PUD, Planned Unit Development and proposed land use amendment. 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. Comply with all conditions for ZN-07-2021.
3. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; shaded ramada; shaded picnic areas; and dog stations.

ATTACHMENTS:

Public Works Memorandum
Clark County School District Memorandum
Revised Letter of Intent
Revised Tentative Map
Clark County Assessor's Map
Location and Comprehensive Plan Map