



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 15.

TO: Planning Commission

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

SUBJECT: T-MAP-06-2021 VALLEY VISTA PARCEL 1.1. Applicant: DR Horton, Inc. Request: A tentative map in an MPC C-1 (Master Planned Community Neighborhood Commercial Zone), proposed property reclassification to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac), to allow a 246-unit multi-family development. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (A portion of APN 124-18-110-001).

The applicant is requesting consideration for a tentative map in an MPC C-1 (Master Planned Community Neighborhood Commercial Zone), proposed property reclassification to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac), to allow a 246-unit multi-family development. The site is a portion of an approximately 21.33 acre parcel located at the Southeast corner of Decatur Boulevard and Grand Teton Drive. The Comprehensive Plan Land Use designation for the subject site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
At the January 16, 2008 City Council meeting an amendment to the Comprehensive Master Plan (AMP-18-07) to MPC Master Planned Community was approved.
At the January 17, 2007 City Council meeting a property reclassification ZN-58-06 (Ordinance #2336) to reclassify from MPC (Master Planned Community Overlay District) to MPC C-1 (Master Planned Community Neighborhood Commercial Zone) was approved.

RELATED APPLICATIONS:

Application #	Application Request
ZN-06-2021	A property reclassification from MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned

	Community Residential Zone up to 25 du/ac)
DA-02-2021	Agreement to add an approximately 21.3 acre parcel (Parcel 1.1) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	MPC C-1, Master Planned Community Neighborhood Commercial Zone	Undeveloped
North	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
South	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Undeveloped
East	Master Planned Community	MPC RZ10, Master Planned Community Residential up to 10 du/ac District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS

The proposed tentative map is within the Vista Valley (Park Highlands) Master Planned Community. Park Highlands as is similar to other master planned communities, use frozen development codes (Titles 16 & 17) from May 3, 2006 supplemented by Development Standards and Design Guidelines (DS & DG). The DS&DG contain

unique land use and zoning classifications for the community. Therefore, the staff report is based on the current Development Standards and Design Guidelines for Park Highlands West (Valley Vista). This 16.5 acre portion of Parcel 1.1 in the Valley Vista Community is zoned MPC RZ-25, Master Planned Community Residential Zone up to 25 dwelling units to the acre. The RZ 25 designation is intended for multi-family development between 13 and 25 units to the acre. The proposed development has 246 units on 16.5 acres with a density of 14.9 dwellings per net acre.

The proposed tentative map is for 82 three family attached townhomes / condominiums. According to the submitted floor plans, the two three bedroom units will have 2-car garages with the two-bedroom model using a one-car garage. All three units will range in size from 1,210 square feet to 1,617 square feet. Although, the neither the proposed tentative map nor the letter of intent mention the lots, the development is a common-interest community with all areas held in common and the proposed lots are each dwelling unit.

The applicant is proposing to develop the site with 30-foot-wide private drive which contains a four-foot-wide sidewalk and six-foot landscaping on one side of the street. The street is type 3 and is an approved street design in the Park Highlands Development Standards. Functionally the drive acts a drive aisle, with both driveways and direct access to pull-in parking spaces. Access to the development is from one entry located on Decatur Boulevard and one entry on Grand Teton Drive. The entries are 58-feet in width with a gated entry. The entry then transitions into the 30-foot private drive.

The required parking for townhomes is two spaces per unit with an additional space for every four units as guest parking. Therefore the proposed development requires 554 off-street parking spaces. The development has 410 parking spaces provided within the garages of the homes and an additional 143 spaces in the provided parking areas. The submitted tentative map is deficient one parking space. However, the site does have adequate space to provide the additional parking space, which can be reviewed with the final map.

Perimeter landscaping has not been provided with this tentative map. The master developer has created a common lot between the subject parcel and the right-of-way that is approximately 24 feet in width, which will provide the required perimeter landscaping.

The development is required to provide 275 square feet of common open space per dwelling unit within the RZ 25, Residential Zone up to 25 units to the acre within the master planned community for a total of 67,650 square feet. The development is a common interest community, but the three bedroom units are provided some private

open space in the small yards attached to the building. The majority of the common elements are located either between the dwellings as passive open space or in small remnant areas for active open space. The development does provide one direct connection to the trail (Parcel 1.5) that helps connect this neighborhood to the amenities of the community. Additionally, there are two cul-de-sacs that back up to either Decatur Boulevard or Grand Teton Drive. The developer will be required to connect to the linear trails when developing the site.

The submitted elevations are incomplete, so a full review cannot be completed. In general, the designs need additional detailing and features to meet the multi-family design standards. The submitted building elevations depict two story buildings that are smooth stucco with a concrete tile roof. The development appears to have four color schemes for the neighborhood. The buildings are plain with relatively little articulations or beltlines around the structures to help break up the mass. The buildings have some articulation around the windows and on one garage unit. The final homes will be reviewed with the building permit.

Public Works has reviewed the proposed tentative map and are recommending approval. However, as there may be faults and fissures in the parcel, they have added a condition to ensure all geological hazards are shown and substantial alteration of the site may require a revised tentative map. Additionally the connection to the sewer may require some modifications to the site.

The proposed tentative map is consistent with the master planned community and the proposed zoning for the subject site. Development of this parcel will be subject to the Park Highlands Development Standards and Design Guidelines. 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, including the Park Highlands (Valley Vista) Development Standards and Design Guidelines.

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. Decatur Boulevard
 - b. Grand Teton Drive
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

Tentative Map

Building Elevations and Floorplans

CCSD School Tracking Form

Clark County Assessor's Map

Location and Comprehensive Plan Map