



# Planning Commission Agenda Item

Date: September 08,  
2021

Item No: 19.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-27-2021 VALLEY VISTA PARCEL 1.1.** Applicant: DR Horton, Inc. Request: A tentative map in an MPC RZ25 (Master Planned Community Residential up to 25 du/ac) to allow a 252-unit, multi-family subdivision. Location: Generally the Southeast corner of Decatur Boulevard and Grand Teton Drive. Ward 3.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 124-18-110-008).

The applicant is requesting consideration for a tentative map in an MPC RZ25 (Master Planned Community Residential up to 25 du/ac) to allow a 252-unit multi-family development. The site is an approximately 16.49 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:**

<b>Previous Action</b>
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 April 14, 2021 Planning Commission meeting a tentative map (T-Map-06-2021) for Valley Vista Parcel 1.1 was approved. The tentative map was for a 246-unit multi-family development.
City Council approved Ordinance No. 3074 (ZN-06-2021) on June 22, 2021 to reclassify approximately 16.5 acres from an MPC C-1, (Master Planned Community Neighborhood Commercial District) to an MPC RZ-25, (Master Planned Community Residential Zone to allow up to 25 dwelling units per acre.
City Council approved DA-02-2021 on June 22, 2021 to allow a major modification to the Valley Vista Development Agreement to add an approximately 21.3 acre parcel and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial.

**RELATED APPLICATIONS:**

Application #	Application Request

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Master Planned Community	MPC C-1, Master Planned Community Neighborhood Commercial Zone	Undeveloped
<b>North</b>	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
<b>South</b>	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Undeveloped
<b>East</b>	Master Planned Community	MPC RZ10, Master Planned Community Residential up to 10 du/ac District	Existing Single-Family Residential
<b>West</b>	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 for Parcel 1.1 located within the Valley Vista Master Planned Community formerly referred to as Park Highlands. A tentative map for this parcel was previously approved by the Planning Commission (T-Map-06-2021) on April 14, 2021. If approved, this tentative map will replace the previously approved tentative map. Valley Vista/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 16.49 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 252 units on 16.49 acres with a density of 15.3 dwellings per net acre.

The proposed tentative map is for 84 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, 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 a 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 as 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 subdivision entry from Decatur Boulevard is 47-feet that includes 37-feet of pavement, six feet of landscaping and a four foot sidewalk. This entry then transitions to a 59-foot gated entry feature. The DS&DG requires the sidewalks within the subdivision entries to be a minimum of five (5) feet in width. The sidewalk should be increased to meet the minimum standard. The subdivision entry from Grand Teton Drive is 58-feet in width with a five (5) foot sidewalk on the west side of the drive. The DS&DG requires a five (5) foot sidewalk on both sides of the entry drive. A five (5) foot sidewalk should be added to the east side of the entry drive. 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 567 off-street parking spaces. The development has 420 parking spaces provided within the garages of the homes and an additional 158 spaces in the provided parking areas totaling 578 parking spaces. The applicant has provided 11 additional parking spaces.

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 300 square feet of common open space per dwelling unit within the RZ-25 District of the master planned community for a total of 75,600 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 proposed tentative map includes 70,437 square feet of common open space. Approximately 38,000 square feet of the common open space is located in three distinct park areas. The remaining 32,435 square feet are located in between the dwellings as passive open space. The total provided open space is deficient 5,163 square feet. This may be provided with the existing tentative map or a building may need to be removed to provide the required open space. This will be reviewed during the final map process.

Where internal private drives end adjacent to trails or pathways, a five (5) foot concrete sidewalk connection should be made between each of the sidewalks and/or trail. There are internal private drives that should have the sidewalk connections to Grand Teton Drive, Decatur Boulevard and Parcel 1.5 Trail. The sidewalk connections provide access to the community amenities through the development.

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. 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.
2. The development shall provide a minimum of 300 square feet of common open space per dwelling unit. A reduction in the number of units may be required.
3. The sidewalk included in the subdivision entry drive from Decatur Boulevard shall be a minimum of five (5) feet in width.
4. The subdivision entry from Grand Teton Drive shall have a five (5) foot sidewalk on both sides of the entry.
5. Concrete sidewalk connections that are a minimum of five (5) feet in width shall connect the sidewalks from the internal private drive terminus to the pathway sidewalk on Grand Teton Drive, Decatur Boulevard and to the concrete trail within Parcel 1.5 Trail.

### ***Public Works:***

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.

8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
10. 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.
11. 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
13. 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.
14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. The property owner is required to grant roadway easements where public and private streets intersect.
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.
18. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
19. A Roadway and Utility Easement is required from APN 124-18-110-009 for the Decatur Boulevard entry. Additionally, prior to approval of the civil improvement plans and map recordation, the developer shall provide a copy of the recorded maintenance agreement between the Home Owners Association and APN 124-18-110-009 (presently NIM LLC) for the private maintenance of the landscaping, sidewalk and street.
20. 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

Revised Tentative Map

Building Elevations and Floor Plans

Clark County Assessor's Map

Location and Comprehensive Plan Map