



Planning Commission Agenda Item

Date: May 11, 2022
Item No: 12.

TO: Planning Commission

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

SUBJECT: FDP-04-2022 BINION 50 EAST (Public Hearing). Applicant: PN II, Inc.
Request: A final development plan in a PUD (Planned Unit Development District) to develop 170 single-family homes. Location: Northwest corner of Losee Road and Deer Springs Way. Ward 4.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 124-23-501-010 and 124-23-601-020).

The applicant is requesting Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District to allow a 170-lot single family subdivision on 27.04 acres with a density of 6.29 dwelling units per acre. The site is located on the northwest corner of Losee Road and Deer Springs Way.

BACKGROUND INFORMATION:

Previous Action
On March 17, 2021, the City Council approved Ordinance No. 3064 (ZN-29-2020) to reclassify the subject parcel from the R-CL, Single-Family Compact Lot Residential District to a PUD, Planned Unit Development District to allow a 170-lot single family subdivision on 27.04 acres with a density of 6.29 dwelling units per acre.
On February 10, 2021, the Planning Commission approved T-MAP 18-2020 to allow 170 single homes 27.04 acres with an overall density of 6.29 dwelling units per acre.
On December 5, 2018 the City Council approved AMP-12-18 to allow change in the land use category for the subject site from Mixed-Use Commercial to Single-Family Medium.
On December 5, 2018 the City Council approved Ordinance 2935 (ZN-33-18) to rezone the subject site from PUD, Planned Unit Development District to R-CL, Single-Family Compact Lot Residential District.
On November 14, 2018 the Planning Commission approved T-1452, to allow 295 single-family homes on 54 acres with an overall density of 5.46 dwelling units per acre.

RELATED APPLICATIONS:

Application #	Application Request

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped
North	Master Planned Community	MPC C-2, Master Planned Community General Commercial District	CC-215 and Undeveloped
South	Single-Family Medium	R-CL, Single Family Compact Lot	Single-Family Homes
East	Mixed Use Neighborhood	C-1, Neighborhood Commercial District	Undeveloped
West	Single-Family Medium	R-CL, Single Family Compact Lot Residential District	Developing Single-Family Homes

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 Planning Commission approval for a final development plan that will consist of 170 single-family dwelling units. The proposed development is located at the northwest corner of Deer Springs Way and Losee Road. The subject site is approximately 27.04 gross acres with a proposed density of 6.29 dwelling units per acre. The Comprehensive Master Plan land use designation is Single Family Medium

(allowing up to 13 dwelling units per acre). The proposed development is located within the Deer Springs District Livable Center (DSD) study area. The DSD is planned to be a connected, walkable, transit supportive area that contains numerous housing choices, vibrant commercial areas, and active parks, trails and open spaces.

According to the letter of intent, the minimum lot size is 3,100 square feet and the maximum lot size is 6,828 square feet. The proposed final development includes 41-lots with an overall dimension of 40' x 100' (4,000 square feet) and 129-lots with an overall dimension of 35' x 90' feet (3,150 square feet). The adjacent subdivision referred to as Binion West 50, which is part of the overall Pulte Homes development, includes single-family lots ranging from 4,000 to 4,500 square foot lots. The smaller lots proposed in this subdivision will provide more housing diversity to the overall Pulte Homes development; increase the residential density as supported by the Comprehensive Master Plan and support the goals and design recommendations of the Deer Springs District Livable Center Study.

Access to the development if from one drive on Losee Road, emergency access is also provided from a cul-de-sac adjacent to Deer Springs Way. All internal streets are private and will be 47 feet wide, and include 5 foot sidewalks on both sides of the street. The final development plan provides 25 feet of perimeter landscaping including a centered eight (8) foot sidewalk adjacent to Deer Springs Way and Losee Road north to A Street. The eight (8) foot wide sidewalk shown on the plan is reduced to five (5) feet in width when adjacent to the bus stop on Deer Springs Way, at the intersection of Deer Springs Way and Losee Road, and adjacent to the utility equipment located in the landscape areas. The sidewalk should be maintained to a width of eight feet for the length of Deer Springs Way and Losee Road north to A Street. Increasing the width of the sidewalk, increases the pedestrian's comfort level. By providing pedestrian facilities with increased comfort levels, the number of trips made by walking increases. The proposed development is located centrally within of the Deer Springs District and an eight (8) foot wide sidewalk exists in the developed and developing subdivisions located along the north side of Deer Springs Way.

The applicant is required to provide 85,000 square feet of open space (500 square feet per dwelling unit). The final development plan provides 91,623 square feet of open space with the majority in four larger common areas including a central park. The central park area is 63,939 square feet and provides slightly more than 75% of the required open space. Amenities located within the central park include two (2) open play turf areas; one (1) play structure with EPDM safety surfacing; one (1) corn-hole court; two (2) picnic tables (not covered) set upon stabilized decomposed granite; one (1) shade ramada with picnic table; benches, pet waste station; and trash and recycling receptacles.

The other three large common open space areas are currently shown as landscaped areas. Two of the three landscaped common areas are adjacent to the future Northern Beltway Trail. The first common area is located adjacent to Lot 34 and the second is located adjacent to Lot 22. Pedestrian connections from the proposed development to the future trail should be added to enhance each of these common open areas. The pedestrian connections add a recreational amenity to the common opens; increase walkability of the community; and support the goals established in the Deer Springs District Livable Center Study. The pedestrian connections should include a minimum five (5) foot wide sidewalk from the internal street sidewalk to a pedestrian access gate at the shared property line with the Northern Beltway. The third large common open space area is located at corner of Deer Springs Way and Losee Road.

All perimeter residential walls are required to incorporate openings to provide street or pedestrian access at average intervals of 500 feet. Currently, there is more than 500 feet between Lots 7 thru 21 and Lots 154 thru 165. Both these areas adjacent to Losee Road will need to provide an opening for the required pedestrian connection. Currently, on the plan there are cul-de-sacs planned between Lots 6 and 7 as well as Lots 164 and 165. Adding the pedestrian connection to the cul-de-sac with pedestrian gates will satisfy both the requirement for the openings in the perimeter wall (Screening, Walls & Fences - 17.24.070.B.1.a) and the requirement to add 15 foot-wide pedestrian access to the cul-de-sac head and the closet adjacent street (Mobility and Circulation - 17.24.050.E.h.iv). Pedestrian access should also be added to the two cul-de-sacs, between Lot 122 and Lot 147 and Lot 153 and 154, that connect to Deer Springs Way.

The proposed final development plan includes a wall plan. The wall plan includes a theme wall along Deer Springs Way, Losee Road, A Street and I Street. The theme wall will be proposed to be tan split face block with a tan cap and brown precision block columns. Perimeter walls must include design elements such that 20 percent of the wall façade must be contrasting with the other 80 percent by use of different colors, materials, or architectural design. The current design does not meet this standard and should be modified to incorporate additional colors, materials or architectural features. The final design of the perimeter wall may be completed as part of the building permit process.

In addition, there will be partial view fences installed along the residences that abut the central park and a view fence along the common open space area located at the intersection of Deer Springs Way and Losee Road. The proposed partial view fence includes tan CMU block. The partial view fence is visible from the street and should be constructed with tan split face block instead of the smooth CMU block. The proposed view fence along the perimeter is proposed to be constructed of welded wire mesh panels. This fence is located at the intersection Deer Springs Way and Losee Road. Utilizing the partial view fence in this location instead of the proposed view fence would

still permit views into the park and match the overall perimeter wall. Finally, there is a landscaped open space area located between Lots 21 and 22 that does not include any walls or fencing. The perimeter theme wall shall be extended to include this area.

The applicant has submitted eight (8) two-story models ranging in size from 1,709 square feet to 2,489 square feet when a minimum of five (5) models are required for a development with 150 or more dwelling units. Each dwelling unit is proposed with a front facing 2-car garage. For developments consisting of 76 or more lots no more than 75% of lots shall have a primary structure with a front-facing garage meeting the minimum setback requirements. Since the majority of the lots are too small to accommodate side-facing garages or detached garages, the dwelling units should have varying front setbacks to comply with the required garage placement.

The models consist of stucco exteriors with concrete tile roofs and earth tones in color. Architecturally, the proposed elevations appear very similar in overall appearance and may need additional architectural embellishments to distinguish the models from each other. Additional architectural features could include the use of beltlines and wainscoting. The actual colors have not been identified and will need to have at least three different exterior paint schemes. The varying front setbacks, architectural features and color schemes can be reviewed during the building permit process.

The final development appears to be in compliance with ZN-29-2020 (Ordinance No. 3064). Staff recommends approval of the final development plan subject to conditions.

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 requirements of Ordinance No. 3064 (ZN-29-2020).
3. An eight (8) foot wide sidewalk shall be centered within the 25-foot perimeter landscape area along to Deer Springs Way and Losee Road north to "A" Street.
4. The central open space park shall include at a minimum the following amenities: two (2) open play turf areas; one (1) play structure with EPDM safety surfacing; one (1) corn-hole court; two (2) picnic tables not covered set upon stabilized decomposed granite; one (1) shade ramada with picnic table; benches, pet waste station; trash and recycling receptacles; and furniture by others.

5. Add pedestrian connections including a five-foot wide sidewalk and pedestrian gate to the two common open space areas adjacent to the Northern Beltway (CC-215). The common open space areas are located adjacent to Lot 22 and Lot 34. The pedestrian connections will connect to the sidewalk on "B" Street to the pedestrian gates added to the perimeter wall.
6. Add pedestrian connections/access to the four cul-de-sacs that abut Deer Springs Way and Losee Road. The cul-de-sacs are located between the following Lots:
 - Lots 6 and 7
 - Lost 122 and 147
 - Lots 153 and 154
 - Lots 164 and 165
7. Partial view fences shall be constructed per the proposed wall plan. Partial view fence shall be used instead of view fence along Deer Springs Way and Losee Road.
8. Extend the perimeter theme wall to enclose the landscaped open space area between Lots 21 and 22 including the pedestrian access required in condition #4.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Preliminary Development Plan
Proposed model homes and elevations
Wall Plan
Landscape Plan
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map