



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 6.

TO: Planning Commission

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

SUBJECT: **T-MAP-05-2022 ORCHARD CANYON II.** Applicant: Richmond American Homes. Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to an R-CL (Single-Family Compact Lot Residential District), to allow a 53-lot single-family subdivision. Location: Southwest corner of Lamb Boulevard and Tropical Parkway. Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-30-701-001)

The applicant is requesting consideration for a tentative map in a proposed R-CL, Single-Family Compact Lot Residential District to allow a 53-lot, single-family residential subdivision. The subject site is approximately 10.39 net acres in size with a density of 5.1 dwelling units per acre and is located at the southwest corner of Lamb Boulevard and Tropical Parkway.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on April 4, 2022 at 5:30 p.m. at the Skyview YMCA located at 3050 East Centennial Parkway North Las Vegas, NV 89081. The meeting summary from the applicant stated there were approximately 8 neighbors in attendance. The meeting summary further stated that the neighbors questioned the access to the site, traffic impacts, wall heights, and sewer connections. Overall, the neighbors expressed support for the proposed development and support for residential development on this parcel.
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment.
On September 1, 2004, City Council approved Ordinance 2016 (ZN-71-04), a property

reclassification from M-2, General Industrial District to C-1, Neighborhood Commercial District
On March 17, 2022, there was a Task Force (TF-21-2022) meeting was held for a proposed land use change, property reclassification (rezoning) and to review a proposed 53 lot tentative map for the subject property

RELATED APPLICATIONS:

Application #	Application Request
AMP-04-2022	An amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium
ZN-08-2022	A property reclassification from a C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Medium & Community Commercial	PUD, Planned Unit Development District	Developing single-family residential
South	Single Family Low (up to 6 du/ac)	PUD, Planned Unit Development District	Single-Family Residential
East	Multi-family	R-3, Multi-Family Residential District	Undeveloped
West	Single Family Low (up to 6 du/ac)	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.

Police:	No Comment.
Fire:	No Comment.
Southern Nevada Water Authority:	See attached memorandum.
Clark County School District:	See attached memorandum.

ANALYSIS:

The applicant is requesting approval for a 53-lot residential tentative map on approximately 10.39 net acres for a density of 5.1 dwelling units per acre. The parcel is located at the southwest corner of Lamb Boulevard and Tropical Parkway. The subject parcel's current land use designation is currently Community Commercial with a zoning designation of C-1, Neighborhood Commercial District.. The applicant has filed a request (AMP-04 -2022) to change the land use designation of the subject site from Community Commercial to Single-Family Medium. In addition, the applicant has filed an application (ZN-08-2022) to rezone the property from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District.

The proposed site has some challenges to its development. Lamb Boulevard is not accessible to this parcel. Lamb Boulevard is a bridge overpass to the south of this site and the road is elevated adjacent to the subject parcel. There are two SNWA water lines (78" & 24" in diameter) running parallel to Lamb Boulevard through this site from the south, which then turn to run under Lamb Boulevard. The water pipe will not be moved. Additionally, there is a large existing drainage facility at the southeast corner of the site. The drainage facility is located along the southern portion of the parcel and currently sites on top of the water pipe, but the drainage for the site will be changed to reduce the size of the facility and create more usable land.

Modifications to the proposed tentative map are needed to incorporate the requirements created by the SNWA water lines, Lamb Boulevard Overpass and the drainage facility. Specific modifications include moving or widening Street "E" to ensure accommodations for all the utilities necessary for the homes are provided in the street and sidewalk areas of the development. Also, the intersection of Lamb Boulevard and Tropical Parkway was completed with construction of the Lamb Overpass. The intersection includes a unique sidewalk used to accommodate ADA requirements, this sidewalk should remain and be incorporated into the perimeter landscaping.

The proposed tentative map contains single-family lots that range in size from 5,226 to 7,194 square feet, with a typical lot size of 5,250 square feet (50' X 105'). The applicant is proposing access to the site is from one entrance from Tropical Parkway. The internal streets are proposed to be private streets 47-foot-in width with a five (5) foot sidewalk on both sides. The proposed residential subdivision will be gated. The private entry street is 60 feet in width and includes one 17' drive aisle, one 23' drive aisle and a

6' median. This design does not meet the requirements for the fire department and revision is needed. The revised design is also 60 feet in width, so the revision should be minor and can be reviewed with the civil improvement plans. The minimum lot area allowed within the R-CL District is 3,600 square feet with a minimum lot width of 40 feet. Therefore, all of the lots are in conformity with the requirements of the Title 17 development standards.

Perimeter landscaping along Lamb Boulevard and Tropical parkway has been provided. The required width is 20 feet in width with a five (5) foot wide sidewalk centered within the landscaped area. The proposed tentative map provides 20 feet of landscaping along Tropical parkway and approximately 23 feet along Lamb Boulevard. The Lamb Boulevard frontage is unusual, the sidewalk and bus turn-out were built with the Lamb Boulevard Overpass. The sidewalk is adjacent to the street along Lamb Boulevard will not be moved with this application. The tentative map currently has the sidewalk adjacent to Tropical Parkway. This sidewalk should be moved and centered within the landscaping, making it offset from the street.

The required open space for this development is 150 square feet per lot, for a total of 7,950 square feet. OF the total 75% (5,962 square feet) should be centrally located for the residents use. The tentative map proposes a 5,996 square foot centrally located park (CE "F") and a 19,373 square foot (CE "C") open area in the southeast corner of the site. Common element "C" is located over the existing SNWA water lines. Landscaping and structures will be limited in this area, so the use of this area will be reduced. At a minimum a tot-lot style playground with EPDM surfacing should be provided at the central park, while common element "C" is used for a large turfed paly area and dog park.

The proposed tentative map is consistent with the proposed land use plan and zoning for the site. The lots, internal streets and open space areas comply with the development standards. The development is compatible with the neighborhood and the surrounding uses, approval is warranted.

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. Common Element "F" shall contain at a minimum: one age appropriate play structure with EPDM safety surfacing and two benches.

3. Common Element "C" shall contain: open play turf areas, a dog park, pet waste station and benches.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. 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.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - i. Tropical Pkwy
11. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.

12. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. Common elements are required to be Public Utility and Public Drainage Easements.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. A Vacation-pre-application with subsequent formal application to vacate any Public Right-of-Way or Easement(s) is required. [Right turn @ Tropical Pkwy]
17. To minimize conflicts with dry utilities and comply with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 501, the asphalt width of Street "E" shall be expanded to accommodate the existing SNWA facilities and proposed future utilities within this roadway.
18. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
19. 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

SNWA Letter

Letter of Intent

Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map