



Planning Commission Agenda Item

Date: August 10, 2022
Item No: 10.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: T-MAP-14-2022 CAREY & CONCORD. Applicant: Ambleside Properties LLLP Attn: Rahoul Sharan. Request: A tentative map in an R-1 (Single-Family Low Density District), to allow a 9-lot, single-family residential subdivision. Location: Generally, 100 feet east of the northeast corner of North Street on Carey Avenue. Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-16-802-003).

The applicant is requesting consideration for a tentative map in an R-1, Single-Family Low Density Residential District to allow a 9-lot, single-family residential subdivision. The subject site is approximately 1.76 acres in size with a land use designation of Single-Family Low. The subject site is generally located 100 feet east of North Street on Carey Avenue.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Density District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
South	City of Las Vegas Residential	R-2, Two-Family Residence District (City of Las Vegas Jurisdiction)	City of Las Vegas Residential
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting Planning Commission consideration for a 9-lot, single-family residential subdivision tentative map. The applicant is proposing single-family detached homes with a gross density of approximately 5.11 dwelling units per acre on 1.76 acres. The subject site is generally located 100 feet east of North Street on Carey Avenue.

According to the letter of intent, the tentative map will have lots sizes ranging from a minimum of 6,000 square feet to a maximum of 8,307 square feet. The surrounding area is single-family residential with an average lot size of 6,500 square feet. The proposed tentative map lot sizes are compatible with the surrounding neighborhood. The setbacks for the proposed tentative map are standard for an R-1, Single-Family Low Density Residential District however, due to the layout of the proposed tentative map, lots eight (8) and nine (9) may be restricted in dwelling size to meet the required setbacks.

The required R-1, Single-Family Low Density Residential District setbacks for the lots is as follows:

- Front setback – 15 feet
- Front Garage - 20 feet
- Interior side – 5 feet
- Corner Side – 10 feet
- Rear setback – 15 feet

The internal streets are public and proposed to be 47 feet in width including 5-foot sidewalks on both sides. Proposed access to the site is from one (1) entrance off Carey Avenue. This design does not meet the fire department requirements, however, the design would be allowed with automatic sprinkler systems installed in all nine (9) dwelling units.

The landscape requirement adjacent to Carey Avenue is 15 feet in width with a five (5) foot wide sidewalk centered within the landscaped area. The proposed tentative map indicates a perimeter landscaping along Carey Avenue as twenty (20) feet including the five (5) foot sidewalk at back of curb. Although, the code requires the five (5) foot sidewalk centered within the landscaping, the proposed perimeter design matches the existing conditions and would be permitted. The perimeter landscaping appears to be in compliance with code requirements.

The proposed development is within the R-1, Single-Family Low Density District therefore the applicant is not required to provide open space areas per the code.

All lots within the subdivision meet the minimum lot width of 50 feet and lot area of 6,000 square feet for the R-1, Single-Family Residential District. Therefore, the proposed tentative map is in compliance with all code requirements. Staff is recommending approval of this tentative map with 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. All nine (9) dwelling units shall have automatic fire sprinkler systems installed, subject to review and approval of Building and Safety Fire Prevention.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. Approval of a traffic study or traffic study waiver 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.
9. 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. Carey Avenue
10. All off-site improvements must be completed prior to final inspection of the first building.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
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.

13. Prior to submittal of the project's technical drainage study, the applicant shall provide a dimensioned lot fit analysis including driveway locations for the homes proposed on Lots 8 and 9 to confirm that all applicable standards are attained. Modifications to the site plan may be required.

ATTACHMENTS:

Public Works Memorandum

Fire Protection Memorandum

Letter of Intent

Tentative Map

Clark County School District Memorandum

Clark County Department of Aviation

Clark County Assessor's Map

Location and Comprehensive Plan Map