



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 5.

TO: Planning Commission

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

SUBJECT: T-MAP-10-2020 COMMERCE/WASHBURN. Applicant: Beazer Homes.
Request: A tentative map in an R-E (Ranch Estates District), proposed property reclassification to R-1 (Single-Family Low Density District), to allow a 22-lot, single-family subdivision. Location: Southeast corner of Washburn Road and Commerce Street.

RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION: (APN 124-34-701-005).

The applicant is requesting consideration for a tentative map in a proposed R-1, Single-Family Low Density District) to allow a 22 lot, single-family residential subdivision. The subject site is approximately 4.15 net acres in size with a density of 5.3 dwelling units per net acre and is located at the southeast corner of Washburn Road and Commerce Street. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action
2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use neighborhood.

RELATED APPLICATIONS:

Application #	Application Request
ZN-17-2020	A property reclassification from R-E (Ranch Estates District) to an R-1 (Single-Family Low Density District), consisting of 22 single-family lots on approximately 4.15 net acres.
VAC-09-2020	To vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending approximately 300 feet to the east of Commerce Street.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
South	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
East	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting approval for a 22-lot residential tentative map on approximately 4.15 net acres for a density of 5.3 dwelling units per acre. The subject site is located at the southeast corner of Washburn Road and Commerce Street.

The applicant has also submitted applications to change the zoning classification to the R-1 (Single-Family Low Density District (ZN-17-2020) and a vacation request to vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, commencing at Commerce Street and extending approximately 300 feet to the east (VAC-09-2020) which are also on tonight's agenda for consideration.

Shown on the proposed tentative map are single-family lots that range in size from a minimum of 6,000 square feet to a maximum of 9,000 square feet. The applicant is proposing access to the site is from two (2) drives, one from Washburn Road and one from Commerce Street. The internal streets are proposed to be public streets 47-foot-in width with a five (5) foot sidewalk on both sides.

According to the applicant's letter of intent, the development will include five (5) model plans with multiple elevations ranging from 1,750 square feet to 3,166 square feet. The proposed perimeter landscaped area is in compliance with the residential development standards. This area includes a five (5) foot wide sidewalk and ten feet of landscaping along Washburn Road and Commerce Street.

The proposed tentative map is consistent with the proposed zoning classification and the existing surrounding residential subdivisions. Development of this parcel should not create a negative impact on the surrounding residential subdivisions or land uses.

However, the Public Works Department has reviewed the proposed tentative map and is recommending conditions that could require a redesign to the tentative map. The tentative map contains a fault line that appears to bisect lots making them unsuitable for residential development. Specifically, Lot 11, 12, and 15 are affected by the existing fault line. Geological hazards such as fault lines or fissures may substantially alter the tentative map layout and require the submission of a revised tentative map. The footprint of all proposed structures should be plotted on all lots impacted by any faults and/or fissures and a minimum of five (5) feet of setback should be provided from any proposed structure to the nearest fault and/or fissure. The applicant has provided an additional exhibit with the plot plans for the three lots. The exhibit demonstrates how the homes will be located within the impacted lots. Lot 12 is the most impacted, but all lots do meet the setback requirements.

CONDITIONS:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The tentative map shall comply with all conditions of approval for VAC-09-2020. If VAC-09-2020 is denied, T-Map-10-2020 is deemed null and void. .

Public Works:

3. All known geologic hazards shall be shown on all subsequent maps and plans submitted to the City, including the required conforming 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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
7. 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.
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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. 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.
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. 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. Commerce Street (sidewalk, street lights)
 - b. Washburn Road (full half street improvements)
13. 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.
14. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and to Planning & Zoning prior to submittal of the final map and civil improvement plans.

ATTACHMENTS:

Public Works Memorandum
Clark County School District Tracking Form
Letters of Intent
Tentative Map
Plot Plan Exhibit
Clark County Assessor's Map
Location and Zoning Map