



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 18.

TO: Planning Commission

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

SUBJECT: T-MAP-03-2021 CENTENNIAL-PECOS. Applicant: Richmond American Homes. Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 102-lot, single-family subdivision. Location: Southwest corner of Centennial Parkway and Pecos Road.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-25-501-007).

The applicant is requesting Planning Commission consideration for a tentative map in a proposed R-CL, Single-Family Compact Lot Residential District to allow a 102-lot single-family residential subdivision. The subject site is approximately 15.38 gross acres with a proposed density of 6.63 dwelling units per acre located at the southwest corner of Centennial Parkway and Pecos Road. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial proposed Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
A virtual meeting neighborhood meeting was held on February 18, 2021 at 5:30 p.m. The meeting summary from the applicant stated there was one (1) neighbor in attendance. According to the summary provided by the applicant, there was no opposition to the project.

RELATED APPLICATIONS:

Application #	Application Request
AMP-01-2021	Applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Community Commercial to Single-Family Medium.
ZN-04-2021	The applicant is requesting a rezoning from C-1, Neighborhood Commercial District to 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	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped and Commercial
South	Single Family Medium	PUD, Planned Unit Development District	Developed Residential
East	Single Family Low	M-2, General Industrial District	Nevada Power Facility
West	Single Family Medium	PUD, Planned Unit Development District	Developed Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See 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 consideration for a 102-lot lot single-family residential Tentative Map. The applicant is proposing single-family detached

homes with a density of 6.63 dwelling units per acre on approximately 15.38 acres. The subject site is located at the southwest corner of Centennial Parkway and Pecos Road. There is an existing Kern River Gas substation that will remain on the property located on northeast corner of the parcel with access from Centennial Parkway.

The applicant has also submitted an amendment to the Comprehensive Master Plan Land Use Plan from Community Commercial to Single-Family Medium (AMP-01-2021) and a rezoning classification from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District (ZN-04-2021) which are also on tonight's agenda for consideration.

According to the letter of intent, the tentative map will consist of a single-family residential subdivision with a minimum lot size of 3,600 square foot (40x90). The internal streets are public streets and are proposed to be 49 feet in width including five (5) foot sidewalks on both sides of the street. The applicant is proposing one (1) access drive located from Pecos Road and an emergency access through an easement from a cul-de-sac on the western portion of the site on Palmer Street.

The perimeter landscape requirement adjacent to Centennial Parkway and Pecos Road is 20 feet of landscaping including a five (5) foot sidewalk; adjacent to Palmer Street is fifteen (15) feet of landscaping including the five (5) foot sidewalk. The sidewalk is required to be centered between two (2) equal stripes of landscaping along the perimeter. The proposed tentative map provides 30 feet of landscaping along Centennial Parkway and Pecos Road including the centered five (5) foot sidewalk. The landscape requirement adjacent to Palmer Road should be 15 feet of landscaping including the five (5) foot sidewalk. The proposed tentative map shows landscaping along Palmer Road as 20 feet of landscaping including the five (5) foot sidewalk back of curb to match the existing conditions to the south. The perimeter landscaping is in compliance with code requirements.

The development is required to provide a minimum of 350 square feet of common open space per dwelling unit for a minimum of 35,700 square feet. The site plan includes four (4) common elements with a total of 35,816 square feet of useable common open space. The largest open space common area "B" is 29,910 square feet providing 75 percent of the required open space in one area. The applicant did not provide a list of amenities for the open space area. The open space area should contain a playground area, benches, picnic areas, open turf, and other amenities as approved by the Planning & Zoning Division.

The proposed tentative map is consistent with the proposed rezoning classification and , Comprehensive Master Plan Land Use Plan amendment. The developed residential to the south and west contains single-family residential with lot sizes of 3,500 square feet

which is similar to the proposed tentative map. Public Works has reviewed the proposed tentative map and is recommending approval. Staff is recommending approval of this tentative map request.

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. Amenities within the open space shall include: open turf area; tot-lot with appropriate EPMD surfacing; trash receptacles; shade trees; benches; picnic/barbeque area; and pet waste stations or as approved by the Planning and Zoning Division.
3. Landscaping along Palmer Road shall be (20) feet of landscaping including the five (5) foot sidewalk to match existing landscaping to the south.

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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
8. 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.

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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
11. 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.
12. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
13. The proposed driveway on Pecos Road shall be right in – right out only.
14. 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. Centennial Parkway
 - b. Pecos Road
15. 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
Boundary Map
Neighborhood Meeting Summary Letter
Clark County School District Tracking Form
Clark County Assessor's Map
Location and Comprehensive Plan Map