



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: FDP-04-2021 ORCHARD CANYON. Applicant: Richmond American Homes. Request: A final development plan in a PUD (Planned Unit Development District), to develop 98 single-family homes. Location: Generally, the northwest corner of Tropical Parkway and Lamb Boulevard. (Ward 1)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 123-30-601-013, 123-30-601-014, and 123-30-601-015)

The applicant is requesting Planning Commission approval for a Final Development Plan that will consist of 98 single-family dwelling units in a PUD, Planned Unit Development. The proposed development is located at the northwest corner of Tropical Parkway and Lamb Boulevard.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 3063 (ZN-27-2020) was approved by City Council on March 17, 2021.
AMP-16-2021 was approved by City Council on March 17, 2021 to amend from Community Commercial to Single-Family Medium.
ZN-27-2020 was approved by City Council on March 17, 2021 for a property reclassification from C-2, General Commercial District to a PUD, Planned Unit Development District on approximately 28.6 acres.
T-MAP-17-2020 A tentative map in a C-2 (General Commercial District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 98-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	PUD, Planned Unit Development	Undeveloped
North	Single-Family Medium	R-1, Single-Family Low Residential District and C-2, General Commercial District	Single-Family Residential and undeveloped
South	Single-Family Low and Community Commercial	PUD, Planned Unit Development District and C-1, Neighborhood Commercial District	Single-Family Residential and undeveloped
East	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan that will consist of 98 single-family dwelling units. The proposed development is generally located on the northwest corner of Tropical Parkway and Lamb Boulevard. The subject site is 19 acres of a 28.6 acre PUD, with a proposed density of approximately 3.42 dwelling units per acre. the remaining portion of the PUD contains commercial uses.

According to the submitted final development plan, the lot sizes range from 5,250 square feet (50'x105') to a maximum lot size of 11,802 square feet. The proposed final development plan contains two (2) access points to the residential development; the main access to the residential is from gated access off of Tropical Parkway and an emergency access for residents only from Azure Avenue. The internal streets are private streets. The internal streets are proposed to be 47 feet in width which includes five-foot sidewalks on both sides of the street.

Perimeter landscaping is in compliance with code requirements. Approximately 15 feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Tropical Parkway and Azure Avenue.

The applicant is required to provide 14,700 square feet of open space (150 square feet per dwelling unit). The final development plan contains 17,680 square feet of open space per code requirements. The useable open space is located within one central area as required by code. The applicant's letter of intent states that within the usable open space area, the applicant is providing a tot-lot with EPDM surfacing; a barbeque area; a shaded ramada or splash pad; picnic areas; and dog station areas.

The applicant's final development plan has indicated that there four (4) plans with different elevation styles and color schemes. The applicant provided four (4) one story building models, ranging in size between 1,741 and 2,161 square feet. Each model is proposed to have a different elevation. The elevations do appear to be in compliance with the single-family design standards. The elevations contain stucco, stone or brick exteriors with concrete or clay tile roofs and varied wall planes or roof forms. The provided building colors that are in general compliance with the design standards.

The final development appears to be in compliance with ZN-27-2020 (Ordinance No. 3063). 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. The applicant shall comply with all applicable conditions of approval for ZN-27-2020 (Ordinance No. 3063).

ATTACHMENTS:

Ordinance No. 3063

Public Works Memorandum

Letter of Intent

Final Development Plan

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map