



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 16.

TO: Planning Commission

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

SUBJECT: FDP-05-2021 RANCHO EL NORTE TOWNHOMES. Applicant: LTRD Development. Request: A final development plan in a PUD (Planned Unit Development District), to develop 18 two-family homes. Location: Southeast corner of Camino Al Norte and Rancho Del Norte Drive. (Ward 2).

RECOMMENDATION: Continue the application until August 12, to allow the applicant time to provide the required open space.

PROJECT DESCRIPTION: (APNs 124-34-330-001 through 124-34-330-008)

The applicant is requesting approval for a Final Development Plan that will consist of 18 two-family dwelling units on approximately 1.21 net acres in a PUD, Planned Unit Development District. The subject site is located on the southeast corner of Camino Al Norte and Rancho Del Norte Drive. The Comprehensive Plan Land Use Designation for the subject site is Medium Density Residential.

BACKGROUND INFORMATION:

Previous Action
AMP-36-06 was approved by City Council on September 6, 2006 to change the land use from Neighborhood Commercial and Low Density Residential to Medium Density Residential.
Ordinance No. 3001 (ZN-24-19) was approved by City Council on November 6, 2019 for a PUD (Planned Unit Development) to a new PUD (Planned Unit Development) to develop 18 two-family dwelling units.
On November 6, 2019, City Council approved a tentative map (T-1500) for 18 two-family dwelling units.
On November 6, 2019, City Council approved a vacation (VAC-21-19) to vacate a 2,332 square foot drainage easement located generally at the southeast corner of Camino Al Norte and Rancho Del Norte Drive.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Medium Density Residential	PUD, Planned Unit Development	Undeveloped
North	Mixed-Use Commercial/Single-Family Low Residential	PUD, Planned Unit Development	Commercial/Existing Residential (generally 6,000 square foot lots)
South	Single-Family Medium	PUD, Planned Unit Development	Flood Channel and Existing Multi-Family Residential
East	Single-Family Low and Single-Family Medium	PUD, Planned Unit Development	Existing Residential
West	Open Space	R-1, Single-Family Residential	Flood Channel and Existing Multi-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 in a PUD, Planned Unit Development District that will consist of 18 two-family dwelling units (9 duplexes). The proposed development is located on the southeast corner of Camino Al Norte and Rancho Del Norte Drive. The subject site is 1.21 net acres in size, with a proposed density of approximately 14.8 dwelling units per acre.

Access to the development is from Rancho Del Norte Drive. The applicant is proposing to develop nine two-family dwellings using ten driveways. Eight of the driveways are shared between two units. All driveways are sixteen feet in width and all dwellings utilize side loading garages. The locations of the garages only provide approximately 25 feet between each garage. This could create potential on-site accidents between the residents backing out of their garages. Additionally, the entire driveway will need to be no-parking to provide access to the homes. However, on-street parking is allowed on Rancho Del Norte Drive.

As part of the PUD, the following setbacks were permitted for the homes:

Front setback: 15 feet

Side setback: 5 feet

Rear setback: 5 feet

According to the submitted Final Development Plan, the homes are proposed in the same location as within the originally preliminary development plan and comply with the permitted setbacks.

Normally, since Rancho Del Norte Drive is an 80-foot right-of-way code would require a five-foot sidewalk offset from the street. However. The sidewalk along Rancho Del Norte Drive is built adjacent to the curb and modifications will not be required.

Architecturally, the buildings are in compliance with the Single-Family Design Guidelines. There are two principle building types, both are three stories with a height of either 32 feet or 34 feet. The homes are either two or three bedrooms and range in size from 1,583 to 2,063 square feet. Each unit has a two-car garage that is 400 square feet in size (20' X 20'). The buildings are depicted with a combination of siding and stone accents with concrete tiled gabled roofs. All units contain balconies and numerous changes to the roofline and building plane.

The required open space for the development is 10,800 square feet (600 square feet per dwelling unit). Perimeter landscaping cannot be counted toward the required open space. The approved preliminary development plan contained 12,580 square feet of open space. Additionally, the applicant received approval of a vacation (VAC-21-19) on

November 6, 2019, that vacated 2,332 square feet of a drainage area adjacent to the wash channel. This vacation was to provide some of the required open space for the development. However, the applicant has not incorporated the vacated area into their development nor have they complied with the conditions of approval for VAC-21-19. The approved tentative map (T-1500) has not been filed and the site remains as eight lots. The creation of the nine lots as shown in the preliminary or final development plan is not required for the approval of this application, but it does show that the vacated area has not been incorporated into the development.

The open space areas were primarily one the ends of the development. Approximately 5,560 square feet was proposed on the northern end of the development and 3,251 square feet was proposed for the southern end of the development. The submitted final development plan does not contain either open space area and does not comply with the approved Planned Unit Development.

The final development plan does not comply with the approved Planned Unit Development District nor the previously approved preliminary development plan. The final development plan should be continued to allow the applicant time to demonstrate compliance with VAC-21-19 and incorporate the required open space into the development.

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-24-19 (Ordinance No. 3001).
3. The applicant shall comply with all applicable conditions of approval for VAC-21-19.
4. The applicant shall submit an open space plan with the building permits for the proposed two-family dwellings.
5. The open space plan shall contain at a minimum: a dog park; benches; and 4,000 square feet of turfed open play area.

ATTACHMENTS:

Public Works Memorandum

Ordinance No. 3001

Letter of Intent

Final Development Plan

Landscape Plan

Building Elevations

Clark County School Development Tracking Form

Clark County Assessor's Map

Location and Zoning Map