



# Planning Commission Agenda Item

Date: September 08,  
2021

Item No: 10.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-20-2021 CENTENNIAL AND LAMB.** Applicant: Richmond American Homes. Request: A tentative map in a C-2 (General Commercial District), proposed property reclassification to R-1 (Single-Family Low Density District), to allow a 40-lot, single-family subdivision. Location: Generally the Southeast corner of Lamb Boulevard and Centennial Parkway. Ward 1.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (A portion of APNs 123-29-101-001 through 123-29-101-004).

The applicant is requesting consideration for a tentative map in a C-2, General Commercial District proposed R-1, Single-Family Low Density Residential District to allow a 40-lot residential subdivision. The subject site is approximately 8.48 acres in size with a land use designation of Neighborhood Commercial proposed Single-Family Low. The subject site is located generally the southeast corner of Lamb Boulevard and Centennial Parkway.

## **BACKGROUND INFORMATION:**

### **Previous Action**

A neighborhood meeting was held virtually on February 24, 2021 at 5:30 p.m. via Zoom. The meeting summary from the applicant stated there were four (4) neighbors in attendance. The neighbors seemed pleased with the larger single-story homes being proposed on the site. This item was originally submitted to Planning on June 1, 2021, however, was continued to September 8, 2021 due to mapping constraints.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>AMP-13-2021</b>	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Map from Neighborhood Commercial to Single-Family Low.
<b>ZN-16-2021</b>	The applicant is requesting consideration to reclassify (rezone) the subject site from C-2 (General Commercial District) to R-1 (Single-Family Residential District) for approximately 8.48 acres.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Neighborhood Commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Employment	O-L, Open Land	Undeveloped
<b>South</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
<b>East</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
<b>West</b>	Neighborhood Commercial	C-2, General Commercial District	Undeveloped

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	See Attached 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 40-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of approximately 4.72 dwelling units per acre on 8.48 acres. The subject site is located generally at the southeast corner of Centennial Parkway and Lamb

Boulevard.

According to the letter of intent, the tentative map will have lots ranging in size from a minimum 6,000 square feet to a maximum of 9,200 square feet. The internal street is a public street and is proposed to be 47 feet in width including 5-foot sidewalks on both sides of the street. The applicant is proposing two (2) access drives, one (1) located from Azure Avenue and one (1) located East Centennial Parkway. The proposed tentative map consists of one (1) street running from Centennial Parkway to Azure Avenue with twenty (20) lots on each side of the street.

The landscape requirement adjacent to Azure Avenue is fifteen (15) feet of landscaping including the five (5) foot sidewalk adjacent to Centennial Parkway is twenty (20) feet of landscaping including the five (5) foot sidewalk. The proposed tentative map shows landscaping along Azure Avenue as fifteen (15) feet including the five (5) foot sidewalk and the landscaping along Centennial Parkway twenty (20) feet including the five (5) foot sidewalk. The perimeter landscaping appears to be in compliance with code requirements.

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

All lots within the subdivision meet the minimum lot width and lot area for the R-1, Single-Family Residential District and the proposed tentative map is in compliance with all code requirements,

The proposed tentative map is consistent with the proposed land use and the proposed zoning for the subject site. 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.

### ***Public Works:***

2. 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.

3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. 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.
5. 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.
6. 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.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. 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 Pkwy
  - b. Lamb Blvd (sidewalk)
  - c. Azure Ave
11. Subdivision mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site
12. All common elements shall be labeled and are to be maintained by the Home Owners Association.

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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County Assessor's Map

Location and Comprehensive Plan Map