



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 14.

TO: Planning Commission

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

SUBJECT: FDP-09-2021 NOBLE PEAK. Applicant: Richmond American Homes of Nevada, LLC. Request: A final development plan in a PUD (Planned Unit Development District), consisting of a 70-lot, two-family attached (duplex) subdivision. Location: West of Scott Robinson Boulevard, approximately 581 feet north of Craig Road. Ward 4.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-04-201-021)

The applicant is requesting Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District consisting of 6.5 acres to allow a 70-lot single family attached duplex subdivision. The site is located west of Scott Robinson Boulevard, approximately 581 feet north of Craig Road.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 3070 (ZN-03-21) on May 5, 2021 to reclassify approximately 6.5 acres from C-2, General Commercial District to a PUD, Planned Unit Development District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development	Undeveloped
North	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
East	Mixed-Use Neighborhood	R-3, Multi-Family Residential District and C-2, General Commercial District	Undeveloped
West	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped

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:	See attached memorandum.

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan that will contain thirty-five (35) duplexes with seventy (70) dwelling units. According to the submitted final development plan, the single-family attached development contains lots from 2,129 square feet to a maximum of 2,556 square feet on 6.5 acres. The site is located west of Scott Robinson Boulevard and approximately 581 feet north of Craig Road.

The proposed final development plan contains one (1) access point into the residential development from a gated access off of Scott Robinson Boulevard. The letter of intent states that a secondary emergency access will be provided, however it is not shown on

the final development plan. The project proposes thirty (30) foot private internal streets to access garages at the rear of each property. Each dwelling unit has a two car garage and an additional thirty-five (35) guest parking stalls are provided along avenues B and C. This project proposes larger seven (7) foot sidewalk around the perimeter and between the homes in the center of the project to offset the need for five (5) foot sidewalks on both sides of the internal private streets. There are additional 4 foot sidewalks to the guest parking spaces and three pedestrian access gates along Scott Robinson Boulevard to further promote pedestrian connectivity and walkability.

Perimeter landscaping appears to be in compliance with code requirements. Approximately 10 feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Scott Robinson Boulevard. The applicant's final development plan provides access points from within the development for pedestrians to use.

The applicant is required to provide 35,000 square feet (500 square feet per dwelling unit). The final development plan contains 38,501 square feet of open space. Seventy-five (75) percent of the useable open space is located within one central area as required by code. The applicant's landscape plans show the amenities for the open space area to be picnic areas; benches; barbeque grills; turf areas; play structures with the appropriate EPDM surfacing; trash receptacles; and pet waste stations. The remaining required open space will be distributed throughout the project. The landscaping within the development will be maintained by the Home Owner's Association. The open space requirements appear to be in compliance with the approved PUD.

The final development plan has two (2) building plans with three (3) different elevation styles and color schemes. Each dwelling is proposed with a 2-car garage. The elevations do appear to be in compliance with the 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 are in general compliance with the design standards. The final design and colors will be reviewed at the time of building permit.

The final development appears to be in compliance with ZN-03-2021 (Ordinance No. 3070). 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-03-2021 (Ordinance No. 3070).

Public Works:

3. Appropriate 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. (The final map has been submitted.)
4. All common elements shall be labeled and are to be maintained by the Home Owners Association.

ATTACHMENTS:

Ordinance No. 3070
Public Works Memorandum
Clark County Department of Aviation Memorandum
Letter of Intent
Final Development Plan
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map