



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 10.

TO: Planning Commission

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

SUBJECT: T-MAP-04-2022 TROPICAL LOSEE. Applicant: Harmony Homes.
Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 196-lot multi-family (townhome) subdivision. Location: Southwest corner of Losee Road and Tropical Parkway. Ward 2

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN #124-26-701-009).

The applicant is requesting consideration for a tentative map in a C-1, Neighborhood Commercial District proposed property reclassification to a PUD, Planned Unit Development District 196-lot multi-family (townhome) subdivision. The subject site is approximately 15.19 acres located at the southwest corner of Losee Road and Tropical Parkway. The current land use designation is neighborhood commercial and is proposed to be Single Family Medium.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on February 15, 2022 at 5:30 p.m. at the Alexander Library, 1755 West Alexander Road. According to the neighborhood meeting summary, one (1) neighbor attended the meeting and had no questions or concerns.
A Task Force meeting was held on January 13, 2022 (TF-39-2021) to reclassify the property from a C-1, Neighborhood Commercial District to PUD/PID, Planned Unit Development/Planned Infill Development District for 194 multi-family lots.
City Council approved Ordinance No. 2408 (ZN-118-07) on December 19, 2007 to reclassify approximately 15.3 acres from R-E, Ranch Estates District to C-1, Neighborhood Commercial District.
AMP-17-2007 an amendment to the Comprehensive Master Plan Land Use Map from Single Family Medium to Neighborhood Commercial was approved by the City Council on December 19, 2007.

RELATED APPLICATIONS:

Application #	Application Request
ZN-06-2022	A property reclassification from a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), consisting of a 196-lot multi-family attached (townhome) development.
AMP-02-2022	Applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Neighborhood Commercial to Single-Family Medium.

GENERAL INFORMATION:

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

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting Planning Commission consideration for a 196-lot, multi-family (townhome) subdivision tentative map. The applicant is proposing multi-family attached homes with a gross density of approximately 12.91 dwelling units per acre on 15.19 acres. The subject site is located on the southwest corner of Losee Road and Tropical Parkway.

The applicant submitted a tentative map proposing 196 multi-family attached townhomes that will be located within three (3) different 4-plex, 6-plex and 8-plex buildings. Access to the site is from a gated access located from Losee Road. The internal streets are 28-feet wide private streets at back of curb. The proposed tentative map indicates a seven (7) foot walking path throughout the site to mitigate the missing sidewalk on the private internal streets.

The proposed typical interior townhome lot will be 21 feet wide and 61 feet long. However, a typical side lot will be an additional 4 feet (corner side yard) for a total of 25 feet wide and 61 feet long. Each lot will have a common wall and interior lots will have two (2) common walls and a five (5) foot rear driveway to access the two (2)-car garage. Each lot will have a front porch that will be approximately 80 square feet.

The applicant is proposing the following setbacks for the lots:

- Front setback (not including patio) – 6 feet
- Side yard setback building (interior) – 0 feet
- Building corner setback – 4 feet
- Rear setback – garage – 5 feet (driveway)

The applicant did not provide a landscape plan; however the site plan provided contains perimeter landscaping along Losee Road of approximately 20 feet of landscaping, including a five-foot wide sidewalk. The perimeter landscaping along Tropical Parkway does not comply with the required 15 feet of landscaping, including a five (5) foot sidewalk. The tentative map contains 10-feet of landscaping but does not display the required sidewalk. This must be addressed with the Final Development Plan.

The applicant submitted elevations for a two-story attached 4-plex, 6-plex and 8-plex residential townhomes with two-car garages and a minimum 80 square foot front porch. The three (3) models will range in size from 1,800 square feet to 2,100 square feet. The proposed site plan indicates the typical lot width is 21". The elevations appear to in compliance with code requirements. The actual colors have not been provided but can be reviewed with the Final Development Plan.

Parking is calculated using the townhome parking requirements of two (2) parking spaces per unit. The applicant's letter of intent states that each multi-family (townhome)

unit will have three (3) bedrooms and a two car garage. The required parking for the site is 392 spaces in the form of a two (2) car garage. The applicant's site plan has a total of 457 parking spaces, providing 65 guest parking spaces. The parking is in compliance with the parking requirements. In addition, the site is required to provide 10 bicycle parking spaces. This can be addressed with the Final Development Plan.

The applicant is required to provide 78,400 square feet of open space (400 square feet per dwelling unit) per code requirements. The proposed site plan indicates 102,463 square feet of open space. Per the municipal code requirement, 75% of useable open space is located within one central area as required by code. The applicant did not provide an amenities list for the open space. The neighborhood park amenities should provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas. The final amenity list will be reviewed and approved by the Planning Commission with the final development plan. The remaining required interior open space is distributed throughout the project. The landscaping that is provided will be maintained by the Home Owners Association.

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.
2. Applicant shall comply with ZN-06-2022.

ATTACHMENTS:

Public Works Memorandum
Fire Protection Memorandum
Letter of Intent
Tentative Map
Floor Plans
Clark County School District Memorandum
Clark County Assessor's Map
Location and Comprehensive Plan Map