



Planning Commission Agenda Item

Date: September 14, 2022
Item No: 10.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Duane McNelly

SUBJECT: FDP-10-2022 CONWAY AND WASHBURN. Applicant: Request: A final development plan in a PUD (Planned Unit Development District) to develop 13 single-family homes. Location: Southeast corner of Washburn Road and Conway Street. (Ward 4)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-34-701-007).

The applicant is requesting Planning Commission approval for a Final Development Plan that will consist of 13 single-family dwelling units in a PUD, Planned Unit Development.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 3107 (ZN-28-2021) was approved by City Council on February 16, 2022.
ZN-28-2021 was approved by City Council on February 16, 2022 for a property reclassification from PUD, Planned Unit Development District to a new PUD, Planned Unit Development District on approximately 2.09 acres.
T-MAP-01-2022 was approved by Planning Commission on March 9, 2022 for a tentative map in a PUD, (Planned Unit Development District), to allow 13 single-family residential lots.

GENERAL INFORMATION:

Land Use	Zoning	Existing Use

Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
North	Single Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
South	Mixed-Use Neighborhood	R-1, Single-Family Low Residential District	Single-Family Residential
East	Mixed-Use Neighborhood	R-1, Single-Family Low Residential District	Single-Family Residential
West	Mixed-Use Neighborhood	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 13 single-family dwelling units. The proposed development is located on the southeast corner of Washburn Road and Conway Street. The subject site is 2.09 acres with a proposed density of 6.22 dwelling units per acre. The Comprehensive Master Plan land use designation is Mixed Use Neighborhood. The preceding preliminary development plan associated with application (ZN-28-2021) for the property reclassification from PUD, Planned Unit Development District to a new PUD, Planned Unit Development District, was approved by the Planning Commission on January 12, 2022 and then acquired final approval at the City Council meeting on February 16, 2022.

Perimeter landscaping is in compliance with code requirements. Approximately fifteen (15) feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Washburn Road. The applicant is proposing to have five (5) lots fronting onto Conway

Street which is a sixty (60) foot right-of-way. This is an infill project and is consistent with the neighborhood which has other homes presently fronting Conway Street. The remaining balance of the homes will be accessed through a 48-foot wide public street that connects to Washburn Road and terminates in a cul-de-sac. The public street does comply with the development standards and is providing five (5) foot wide sidewalks on both sides of the street as required.

The final development plan shows thirteen (13) single-family residential dwellings with an average lot size of approximately 5,020 square feet (57' x 88'). The lots range in size from 5,004 square feet to 5,248 square feet. The applicant is required to provide 1,950 square feet of open space (150 square feet per dwelling unit) for the single-family subdivision. The final development plan shows 5,414 square feet of open space centrally located as required by code. The applicant did provide the additional amenities listed in the PUD conditions of approval, more specifically, a turfed open play area (artificial turf is proposed), shaded picnic area, and a dog station.

The applicant has provided building floor plans indicating that there are two models, however, only one of the models were accompanied with elevations. The models consist of stucco exteriors with concrete tile roofs and earth tone colors. Viking Model 2068 provided three different elevation styles and each elevation style having three color scheme options which is consistent with the single-family design standards.

The final development appears to be in compliance with ZN-28-2021 (Ordinance No. 3107). 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-28-2021 (Ordinance No. 3107).

ATTACHMENTS:

Public Works Memorandum

Ordinance No. 3107

Letter of Intent

Final Development Plan

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map