



Planning Commission Agenda Item

Date: March 13, 2024

Item No: 19

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: T-MAP-24-2023 TROPICAL AND WALNUT. Applicant: D.R. Horton. Request: A Tentative Map in an R-1 (Single-Family Low Density District), in a Proposed Property Reclassification to PUD (Planned Unit Development District), to allow an 81-lot, Single-Family Subdivision on 10.85 acres. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) **(Continued from February 14, 2024)**

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in in an R-1, Single-Family Low Density District, proposed PUD, Planned Unit Development District to allow An 81-lot single-family residential subdivision. The subject site is 10.85 acres in size with a density of 7.47 dwelling units per acre and is located at the northwest corner of Tropical Parkway and Walnut Road. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low with a proposed amendment to Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on October 30, 2023 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way. According to the meeting summary, 15 neighbors attended the meeting. Neighbors were concerned about traffic at the intersection of Tropical Parkway and Walnut Road and more open space.
A Task Force meeting was held on October 5, 2023 (TF-25-2023) to reclassify from for R-1, Single-Family Low Density to a PUD, Planned Unit Development District and Amendment to the Master Plan (AMP) will be required to change the Land use from Single Family Low to Single Family Medium for a 90-lot single-family subdivision.

RELATED APPLICATIONS:

Application #	Application Request
AMP-11-2023	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Single-Family Low to Single-Family Medium.
ZN-15-2023	A property reclassification from an R-1, Single-Family Low Density District to a PUD, Planned Unit Development District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Density District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	Please see attached Memorandum.

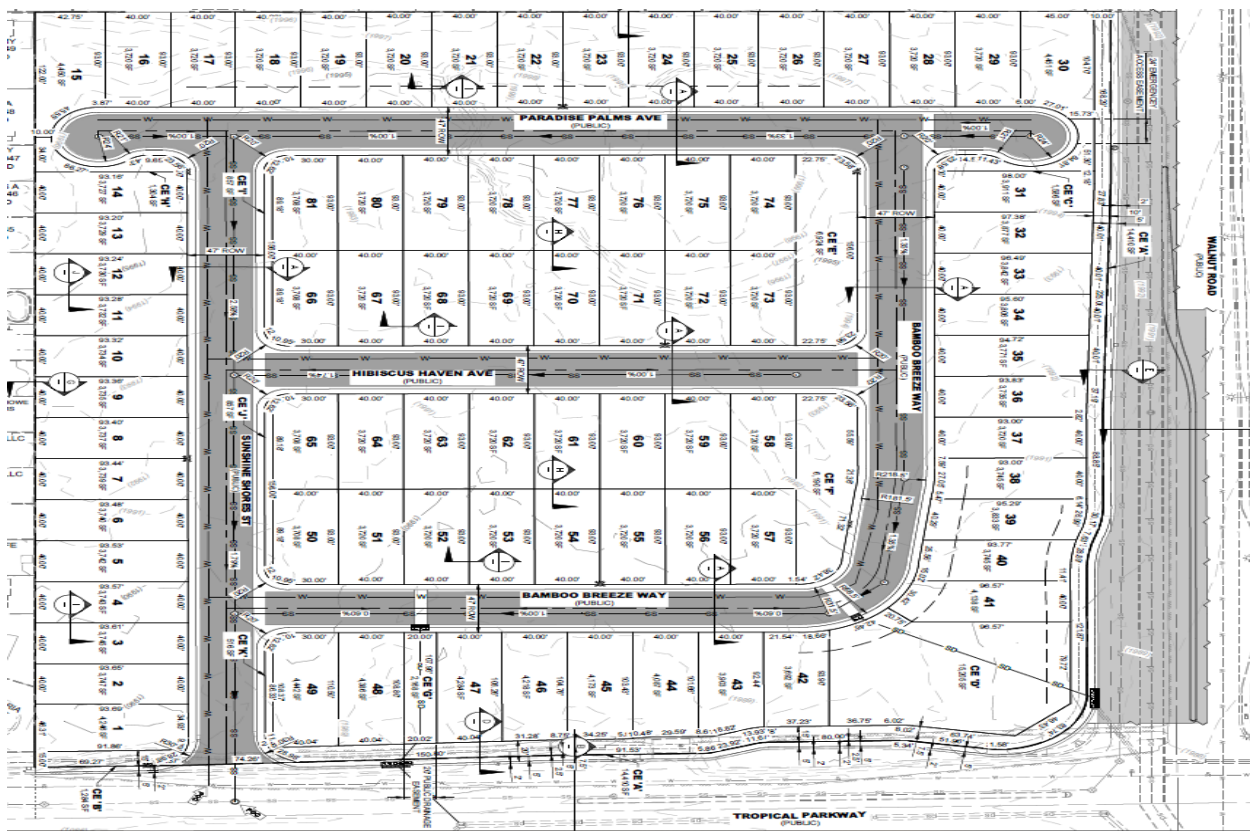
ANALYSIS:

The applicant is requesting consideration for a tentative map in a proposed PUD, Planned Unit Development District to allow an 81-lot single-family residential subdivision. The subject site is 10.85 acres in size with a density of 7.47 dwelling units per acre and is located at the northwest corner of Tropical Parkway and Walnut Road. Access to the proposed development is from an entrance on Tropical Parkway with a secondary

emergency access on Walnut Road. The applicant's letter of intent states the typical internal street section is 47-feet in width with parking on both sides of the street.

The applicant has also submitted a request for a property reclassification (ZN-15-2023) from R-1, Single-Family Low Density District to PUD, Planned Unit Development District, and an application requesting consideration to amend the Comprehensive Master Plan Land Use Element (AMP-11-2023) from Single-Family Low to Single-Family Medium for up to 13 du/ac.

The applicant attended a Task Force on October 5, 2023, to discuss the proposed project. Per the meeting, staff's recommendation was a minimum lot size of 3,600 (40 x 90) square feet as preferred for this location. At the meeting staff presented the importance of matching the adjacent and adjoining existing lot sizes for a more compatible and comparable development. The surrounding zoning classifications are PUD, Planned Unit Development District to the north, south and west with lot sizes between 3,500 square feet and 4,500 square feet. To the east is an R-1, Single-Family Low Density District zoning with an average lot size of 6,000 square feet. The proposed site plan for the residential subdivision contains a minimum lot size of 3,720 square feet (40' x 93').



According to the proposed elevations, the dwellings would consist of primarily a stucco exterior, painted in three (3) different earth tone colors and a concrete tile pitched roof.

The proposed elevations and floor plans for the residential subdivision appear to meet the minimum single-family design standards. However, the preferred design for a single-family would have additional architectural detailing on the elevations. A subdivision development with 76-100 dwellings is required to provide three models units. The colors and distinct architectural embellishments of the dwellings will be reviewed with the Final Development Plan.

The applicant is proposing the following setbacks for the lots. The proposed setbacks match the R-CL, Single-Family Compact Lot District zoning designation:

Front setback – 10 feet (20 feet to garage)

Side yard setback – 5 feet

Corner side setback – 10 feet

Rear setback – 10 feet

The applicant did not provide a landscape plan; however the site plan provided contains perimeter landscaping along Tropical Parkway of approximately 20 feet of landscaping, including a five-foot wide sidewalk centered within the landscaping. The perimeter landscaping along Walnut Road is fifteen (15) feet of landscaping including a five (5) foot sidewalk centered within the landscaping. This appears to be in compliance; however, all landscaping will be reviewed with the Final Development Plan.

The applicant is required to provide 28,350 square feet of open space. The open space for a PUD with a lot size of 3,799 or less is calculated at 350 square feet per dwelling unit. The proposed site plan indicates 30,487 square feet of useable open space is provided. Per the municipal code requirement, 75% of useable open space is located within one central area as required by code; however, the site plan indicates common element “D” which is located between lots 41 and 42 as the central location for the open space. Common element “D” is short by 6,057 square feet and does not meet this requirement. The remaining open space is distributed throughout the project with in common elements E, F and G. Typical 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, however, the applicant is only indicating an open play area; benches; pet waste stations and trash cans. The final amenity list will be reviewed and approved by the Planning Commission with the final development plan. Perimeter landscaping and any area that is less than twenty (20) feet wide does not count towards the open space requirements. The landscaping that is provided will be maintained by the Home Owners Association.

The proposed tentative map is consistent with the proposed property reclassification (ZN-15-2023) to the PUD, Planned Unit Development and the proposed amendment to the Comprehensive Master Plan Land Use Plan to Single-Family Medium for the site. The lot sizes, internal streets and open space areas appear to comply with the development standards. The development is compatible with the neighborhood and the surrounding

uses. Staff has no objections to the proposed tentative map request and recommends approval subject to conditions.

CONDITIONS:

Planning and Zoning and Public Works

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. This application shall comply with the conditions of approval for ZN-15-2023.
3. Should the associated zoning application (ZN-15-2023) be denied this application shall become null and void.

ATTACHMENTS:

Public Works Memorandum

Revised Letter of Intent

Revised Tentative Map

Revised Elevations

Revised Floor Plans

Revised Open Space Plan

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map