



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 9

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: DR 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 a 90-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)

RECOMMENDATION: CONTINUANCE

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 a 90-lot single-family residential subdivision. The subject site is 10.85 acres in size with a density of 8.29 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 a 90-lot single-family residential subdivision. The subject site is 10.85 acres in size with a density of 8.29 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 Walnut Road with a secondary emergency access on Tropical Parkway. 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 proposed site plan for the residential subdivision contains a minimum lot size of 3,010 square feet. The applicant attended a Task Force on October 5, 2023, to discuss the proposed project. Per the meeting, the proposed rezoning recommendation was R-CL, Single-Family Compact Lot District with a minimum lot size of 3,600 (40 x 90) square feet as the preferred fit for this location and is permitted in the proposed amendment to the Comprehensive Master Plan to Single-Family Medium. However, a 3,500 (35 x 100) lot size was also discussed as an option to match the existing adjacent lot sizes. 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 3,010 square feet (35' x 86'). With this proposed PUD, the applicant is requesting an average lot size smaller than the surrounding lots abutting the site, which are approximately 3,500 square feet (35' x 100'). The proposed minimum 3,010 square foot lots could have a negative impact on the existing neighboring residents.



The applicant is proposing the following setbacks for the lots:

- Front setback – 10 feet (20 feet to garage)
- Side yard setback – 5 feet
- Corner side setback – 10 feet
- Rear setback – 10 feet

The proposed setbacks match the R-CL, Single-Family Compact Lot District zoning designation. The setbacks are acceptable considering the R-CL, Single-Family Compact Lot District was a recommendation at the Task Force meeting.

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 45,000 square feet of open space (500 square feet per dwelling unit) per code requirements for a PUD with a lot size of 3,599 or less. The proposed tentative map indicates 46,305 square feet of useable open space. Per the municipal code requirement, 75% of useable open space is located within one central area as required by code; the plan appears to meet this requirement. Perimeter landscaping and any area that is less than twenty (20) feet wide does not count towards the open space requirements. The applicant provided an open space plan that listed the amenities for the open space. 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. The remaining required interior open space is distributed throughout the project. The landscaping that is provided will be maintained by the Home Owners Association.

Staff is recommending a continuance of the proposed tentative map and the proposed property reclassification (ZN-15-2023) to the PUD, Planned Unit Development. The proposed lot sizes are smaller and the development is more intense than the adjacent existing single-family lot sizes. A continuance will provide the applicant with time to redesign the site to a configuration that is less obtrusive and more comparable to the existing residential subdivisions and compatible with the neighborhoods. If the Planning Commission deems the tentative map is warranted to be approved it must comply with the conditions listed below.

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. 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.

Public Works

4. The Department of Public Works recommends that this item comply with the conditions of approval for ZN-15-2023.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Open Space Plan

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map