



# Planning Commission Agenda Item

Date: February 14,  
2024

Item No: 6

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &  
Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: T-MAP-01-2024 LAMB AND TROPICAL.** Applicant: KB Home. Request: A Tentative Map in an R-CL (Single-Family Compact Lot Residential District), to allow a 68-Lot, Single-Family Subdivision. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001). Ward 1. (For Possible Action)

## RECOMMENDATION: APPROVE WITH CONDITIONS

### PROJECT DESCRIPTION:

The applicant is requesting a tentative map in a R-CL, Single-Family Compact Lot District to allow a 68-lot single-family development on approximately 10.41 acres. The subject site is located at the southwest corner of Tropical Parkway and Lamb Boulevard. The Comprehensive Master Plan Land Use designation for the subject site is Single Family Medium.

### BACKGROUND INFORMATION:

Previous Action
At the City Council Meeting on July 20,2022 the property reclassification Ordinance #3132 (ZN-08-2022) from C-1 Neighborhood Commercial District to R-CL, Single Family Compact Lot District was approved.
At the City Council Meeting on July 20,2022 an Amendment to the Master Plan (AMP-04-2022) from Community Commercial to Single-Family medium was approved.

### RELATED APPLICATIONS:

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

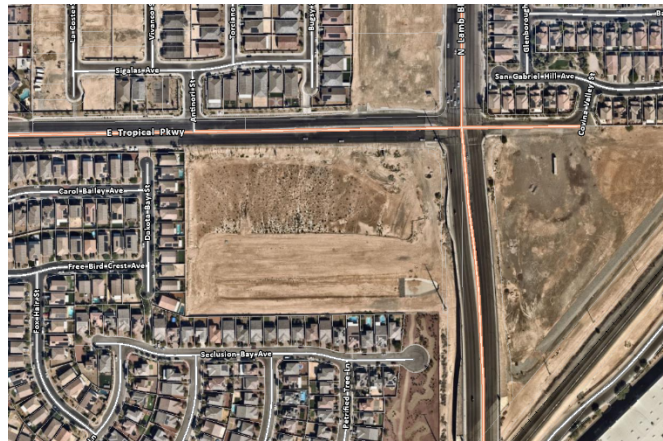
	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Single Family Medium	R-CL, Single-Family Compact Lot	Undeveloped Land
<b>North</b>	Single Family Medium / Community Commercial	PUD, Planned Unit Development	Single-Family Residential / Undeveloped Land
<b>South</b>	Single-Family Low	PUD, Planned Unit Development	Single-Family Residential
<b>East</b>	Multi-Family Residential	R-3, Multi-Family Residential	Undeveloped Land
<b>West</b>	Single-Family Low	PUD, Planned Unit Development	Single-Family Residential

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

**ANALYSIS**

The applicant is requesting Planning Commission consideration for a residential subdivision on approximately 10.41 gross acres. The subject site is located at the southwest corner of Tropical Parkway and Lamb Boulevard. The development will consist of sixty-eight (68) single-family homes, zoned as R-CL (Single-Family Residential Compact Lot). The proposed density is 6.53 dwelling units per acre, with a land use classification of Single-Family Medium.



The proposed tentative map contains lots that range from 4,020 square feet to an

oversized lot that is 7,092 square feet in size. The lot dimensions are at the minimum width for the R-CL, Single family Compact Lot, forty (40) feet wide and 100 feet deep, the majority of the lots are between 105 feet and 110 feet deep. The development is split into four (4) different streets, one of which ends in two (2) cul-de-sacs. The subdivisions to the west and south of the subject site are part of the Runvee Hobart development and are low-density residential single-family homes. To the north of the subject site is the Orchard Canyon PUD, Planned Unit Development, of medium-density residential single-family homes. There is also a Community Commercial site at the northwest corner of Tropical Parkway and Lamb Boulevard that has yet to be developed. Across Lamb Boulevard to the east of the subject site is an undeveloped site that is currently zoned R-3 and has entitlements for a future 207-unit multi-family residential development.

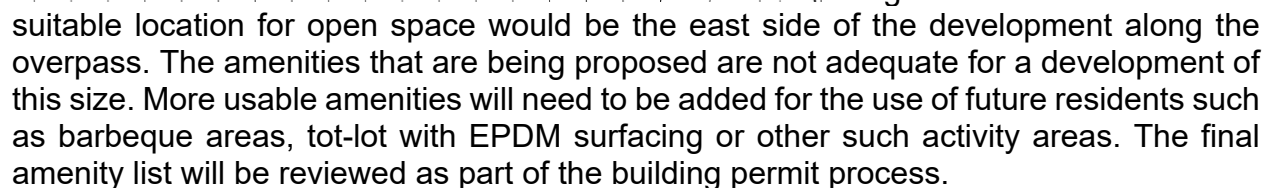
Access to the proposed development will be from one (1) entry point on Tropical Parkway, a 100-foot right of way per the Master Plan of Streets and Highways. The required perimeter landscape area adjacent to Tropical Parkway is twenty (20) feet including the five (5) foot sidewalk. The applicant has proposed to match that of the existing development to the west of the site, which meets this requirement. Access from Lamb is



not available due to the structure and proximity of the overpass for the Union Pacific Railroad. An additional emergency access has been proposed from the northern cul-de-sac to access Tropical Parkway. The proposed subdivision's internal streets are 48-foot-wide private streets that

include five (5) foot sidewalks on both sides. The northern internal street, "Street D" is exceeding the maximum length of 500 feet that requires it to be curvilinear in design. This will need to be addressed and redesigned per a condition of approval from the Public Works Department. There are several easements on the east side of the proposed site that will require coordination with the respective agencies. There is an issue with "Street C" that will need to be addressed. Condition #17 requires that the street be aligned with, and the street width increased to cover the sixty (60) foot wide SNWA easement that runs along the east side of the proposed site. The site will need to be adjusted so that "Street C" complies with this condition of approval. The existing drainage facility is no longer required at its current location at the southeast corner of the site. Upstream drainage has been improved over the years which will allow for the removal of much of the system and a vacation of the easement.

be counted as open space, 25,617 square feet has been provided, still well above the requirement. This number will change with the required redesign mentioned previously for the "Street C" alignment and change in width. Generally, common usable open space is required to be centrally located within a development. In this case, with elevation of the overpass for the Union Pacific Railroad, staff agrees that the most



**CONDITIONS:**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. An Administrative Design Review for the site shall be approved prior to the approval of a final map.

**Public Works:**

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Revise the plans to meet the minimum curvilinear street standards set forth in the City of North Las Vegas Municipal Code section 16.20.050.

For information only:

“Curvilinear street” means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001)

6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
7. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 222.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Tropical Pkwy

11. A revocable encroachment permit is required for any landscaping within the public right of way.
12. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. Common elements are to also be Public Utility and/or Public Drainage Easements.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. Appropriate subdivision and/or parcel 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. Conformance may require modifications to the site.
17. To minimize conflicts with dry utilities and comply with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 501, the asphalt width of Street "C" shall be expanded to accommodate the existing SNWA facilities and proposed future utilities within this roadway.
18. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
19. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Tentative Map  
Clark County Assessor's Map  
Location and Zoning Map