



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 16

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: T-MAP-02-2024 LAKE MEAD AND RANCHO. Applicant: Greystone Nevada, LLC. Request: A Tentative Map in a PUD (Planned Unit Development District) to allow a 373-Lot Residential Subdivision, on 36.47 Acres. Location: Southwest Corner of Lake Mead Boulevard and Allen Lane. (APN 139-19-602-002). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a tentative map in in a PUD, Planned Unit Development District to develop a 373-lot residential subdivision on 36.47 acres with a density of 10.23 dwelling units per acre. The site is located at the southwest corner of Lake Mead Boulevard and Allen Lane the Comprehensive Master Plan land use designation is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action

On August 16, 2023, the City Council approved a property reclassification (**ZN-06-2023**), Ordinance No. 3184, from C-2, General Commercial District and C-3, General Service Commercial District to PUD, Planned Unit Development District containing a mix of commercial and residential uses on a site containing approximately 73 acres.

RELATED APPLICATIONS:

Application #	Application Request
FDP-01-2024	A Final Development Plan in a PUD (Planned Unit Development District) to allow a 373-lot residential subdivision on 36.47 acres.

GENERAL INFORMATION:

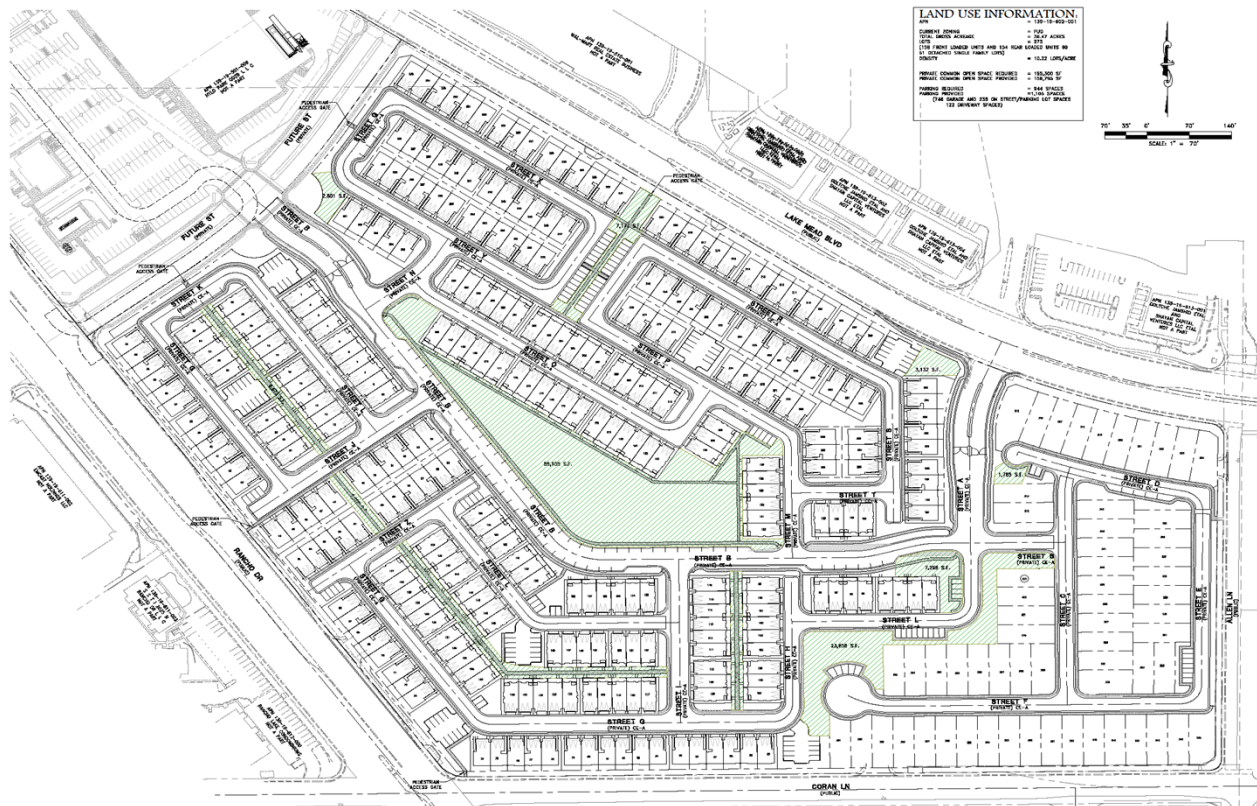
	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped (Formerly the Texas Station)
North	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Proposed Commercial Development
South	Coran Lane; City of Las Vegas Jurisdiction	C-2, General Commercial District - South of Coran Lane along Rancho Drive; R-CL, Residential Compact Lot District - South of Coran Lane, West of Allen Lane	Undeveloped Land (and a partially developed residential subdivision)
East	Community Commercial	PUD, Planned Unit Development District; C-2, General Commercial District; M-2, General Industrial District	912 sf home on 1.25 ac and Undeveloped Land
West	Rancho Drive; City of Las Vegas Jurisdiction	R-3, Medium Density Residential District; C-2, General Commercial District	Rancho Lake Condominiums and a Storage Facility

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting Planning Commission approval of a Tentative Map for a 373-lot, residential subdivision on 36.47 acres with an overall density of 10.23 dwelling units per acre. The proposed development is located at the southwest corner of Lake Mead Boulevard and Allen Lane. The subject site has a zoning classification of PUD, Planned Unit Development District and the Comprehensive Plan Land Use designation is Mixed-Use Neighborhood. The preceding preliminary development plan associated with the PUD application (ZN-06-2023) for the property was approved by the Planning Commission on July 12, 2023 followed by final approval at the City Council meeting on August 16, 2023.



According to the Tentative Map, access to the site is gained from either of two gated entries. The westerly access is centrally located on the proposed private street that will connect Rancho Drive and Lake Mead Boulevard. The easterly entry is located along Lake Mead Boulevard, west of Allen Lane, and will align with the existing Station Plaza commercial subdivision (43+/- acres) entrance which is signalized. Internal site circulation will occur via a spine "parkway themed" street that connects the site from east to west, ultimately tying into the pedestrian circulation for the adjacent commercial component of the development. This roadway, Street B, features a 46-foot-wide roadway section (measured b/c to b/c) providing parking on both sides of the street as well as detached 5-foot-wide sidewalk on both sides. The roadway will be lined with the front courtyards of the rear loaded house product so there will not be any driveways accessing the roadway.

Further site circulation will be through a system of private 28-foot-wide roadways. Where homes front the roadway a 5-foot-wide sidewalk will be provided. Where homes front the paseo (common area/open space), the sidewalk width will be increased to seven (7) feet and the sidewalk along the frontage of the private 28-foot-wide roadway will be eliminated. The roadway serves the rear loaded product and functions more like an alley since front door access is provided at the paseo. The proposed tentative map is consistent with the land use and zoning for the subject site.

PEDESTRIAN CIRCULATION / PARKING

Onsite pedestrian circulation through the paseos and common areas will be handled by a system of 7-foot wide and 4-foot-wide sidewalks. These sidewalks will connect the community's parkway themed road with the paseos and provide connectivity through the paseos, linking the common areas and parking areas. All resident parking is provided within each unit's two-car garage. Parallel parking is provided along certain streets and small parking areas are dispersed throughout the community to accommodate guest parking; 156 guest parking spaces are required for the townhome portion of the development and 21 guest parking spaces are required for the traditional detached single-family community. The applicant has provided a total of 165 guest parking spaces where 177 spaces are required. It appears that there may be locations within the development to provide the additional required parking spaces, although modifications to the site plan will be needed. This item will be addressed with a Conforming Tentative Map prior to the Department of Public Works accepting the project's drainage study for review.

PERIMETER LANDSCAPING

The width of the perimeter landscape area was not identified on the Tentative Map. Nevertheless, perimeter landscape areas are required to conform to the City's Municipal Code, Table 17.24.060-3:

- Rancho Drive = 20 feet
- Lake Mead Blvd = 20 feet
- Coran Lane = 15 feet
- Allen Lane = 15 feet

CLOSING

In summary, the proposed tentative map is consistent with the proposed land use plan and the zoning for the site, although modifications to the site plan are required to address the development's parking needs and comply with the City's Private Street Policy. Any deficiencies with the Tentative Map will be addressed during the Conforming Tentative Map review process. The development is compatible with the neighborhood and the surrounding uses, and it is consistent with Ordinance No. 3184. Consequently, staff has no objections to the request and we are recommending approval of the Tentative Map subject to the conditions listed below.

CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The number of townhome units shall not exceed 312 units.
3. The number of traditional single family housing units shall not exceed 61 lots.
4. 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.
5. This development must comply with the City's private street policy, including the guest parking requirements. No street parking will be allowed within the sight visibility zone of any intersection. Parallel parking spaces shall be 9 feet by 20 feet per Title 17 of the City's municipal code. Revisions to the site plan may be necessary.
6. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in 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)

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Approval of a traffic study is required prior to submittal of the civil improvement

plans and the City of Las Vegas concurrence is required. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required. The traffic study shall analyze and determine the type of traffic control necessary along Lake Mead Boulevard subject to City approval. All Lake Mead Boulevard and Carey Avenue driveways and access points shall provide right turn bays.

10. 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.
11. The project shall provide a bus turnout and loading pad and shelters on Lake Mead Boulevard east of Ranch Drive and on Carey Avenue east of Rancho Drive in accordance with Uniform Standard Drawing 234.1 and 234.2. The project may be required to provide additional bus turnouts and loading pads and shelters on Lake Mead Boulevard east of proposed project driveways.
12. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
13. The property owner is required to grant a roadway easements where public and private streets intersect.
14. 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.
15. All common elements shall be labeled and are to be maintained by the Home Owners Association.
16. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
17. 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.
18. A common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the existing bus turn-out along North Rancho Drive.
19. All residential driveway geometrics shall be in compliance with the Uniform

Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.

20. 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.
21. Proposed residential driveway slopes shall not exceed twelve percent (12%).
22. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
23. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Assessor's Parcel Map
Clark County School District
Clark County Department of Aviation
Location and Zoning Map