



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 18

TO: Planning Commission

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

SUBJECT: FDP-08-2024 TROPICAL AND WALNUT. Applicant: DR HORTON.
Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop an 81-Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007) Ward 1. (For Possible Action) (**Continued from October 9, 2024**)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District to develop an 81-lot single-family residential subdivision on 10.85 acres with a density of 7.47 dwelling units per acre. The site is located at the northwest corner of Tropical Parkway and Walnut Road. The Comprehensive Master Plan designation is Single Family Medium.

BACKGROUND INFORMATION:

Previous Action
On June 5, 2024, City Council approved Ordinance 3198 (ZN-15-2023) to rezone the subject site from R-1, Single-Family Low Density District to a PUD, Planned Unit Development District to allow an 81-lot, single-family residential development.
On June 5, 2024, City Council approved an amendment to the Comprehensive Master Plan (AMP-11-2023) to change the land use designation from Single-Family Low to Single-Family Medium.
On March 13, 2024, Planning Commission approved a Tentative Map (T-MAP-24-2023) to allow a 81-lot, single-family subdivision.
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 the subject site R-1, Single-Family Low Density to a PUD, Planned Unit Development District and Master Plan (AMP) to change the Land use from Single Family Low to Single Family Medium for a proposed 90-lot single-family subdivision.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	PUD, Planned Unit Development 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 Planning Commission approval for a final development plan in a PUD, Planned Unit Development District to develop an 81-lot single-family residential subdivision with a density of 7.47 dwelling units per acre. The subject site is 10.85 acres 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 a five (5) foot sidewalk and a modified roll curb.



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 surrounding developments are single-family detached homes. In addition, there are two (2) parks to the northwest of the proposed development. The proposed site plan for the residential subdivision contains a minimum lot size of 3,720 square feet (40' x 93') with the smallest lot being 3,692 square feet, which is in compliance with the approved PUD.

The submitted elevations indicate a two-story dwelling with a standard two (2) car garage. 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 or tile shed style roof. The colored elevations provided generally comply with the design standards and are finished in earth tones indigenous to the Las Vegas Valley. However, the proposed elevations for the residential subdivision should incorporate additional architectural detailing on the front elevations. This can be addressed during the building permit process. The elevations submitted indicates three (3) distinct elevations will be offered per model for three (3) dwelling types consisting of 2,436 square feet up to 3,000 square feet. A subdivision development with 76-100 dwellings is required to provide three models units. Based on the size of the development three (3) models are required.



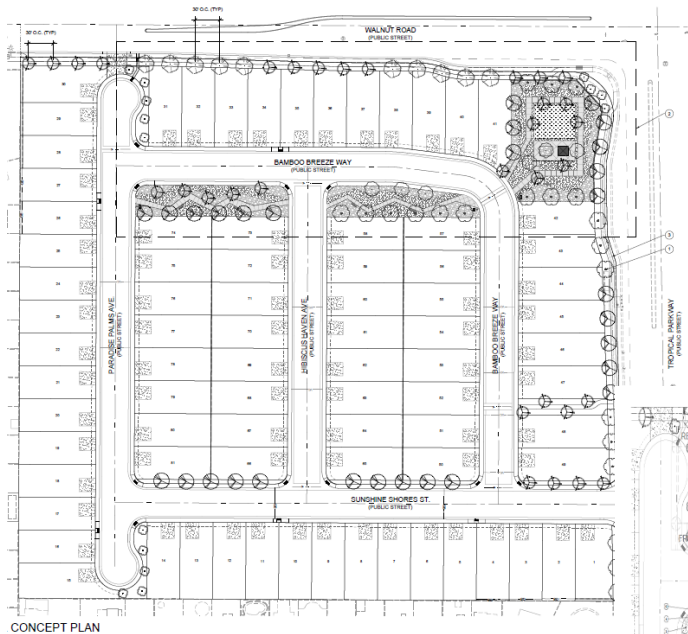
As part of the PUD, Planned Unit Development District, the applicant proposed the following setbacks for the lots:

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

The proposed landscape plan submitted indicates perimeter landscaping along Tropical Parkway of approximately 20 feet, 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. Within Title 17 (17.24.020.C); perimeter landscaping and any area that is less than twenty (20) feet wide does not count towards the open space requirements. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. The proposed plan does not meet this requirement and revised landscaping plans will need to be provided during the building permit process. In addition, the plan should incorporate pedestrian access gates from common element “C”, common element “D” and common element “G” to Walnut Road and Tropical Parkway. The landscaping that is provided will be maintained by the Home Owners Association. This can be addressed at the building permit process.

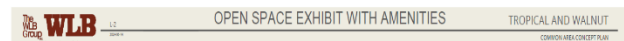
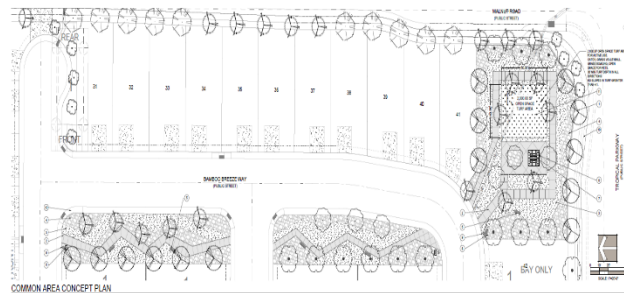
The applicant is required to provide 28,350 square feet of open space. The open space for a PUD with a lot size of 3,799 or less is calculated at 350 square feet per dwelling unit. The proposed site plan indicates 30,487 square feet of useable open space will be provided. The site plan indicates common element “D” which is located between lots 41 and 42 as the central location for the open space. The remaining open space is distributed throughout the project as common elements E, F and G. The applicant submitted an open space plan, which indicates the following amenities to be provided; a shaded ramada; benches; picnic table; open turf areas; trash receptacles and dog station areas. However, per the approved PUD (ZN-15-2023) additional amenities were also required: a tot-lot

with EPDM surfacing and or a barbeque area. The applicant should provide all the approved amenities in a revised open space plan. The open space plan and amenity list will be reviewed during the building permit process.



approved PUD ordinance. Staff has no objections to the final development plan and recommends approval with conditions.

The surrounding area consists of developed single-family subdivisions to the north, south, east and west and an existing park to the south. The final development plan is in general compliance with the approved PUD, Planned Unit Development District, ZN-15-2023 (Ordinance No. 3198), with some minor modification needed for complete compliance with the



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. Revised landscaping plan will be required and shall provide 50% ground coverage within two years of planting to comply with the municipal code and incorporate pedestrian access gates from common element "C", common element "D" and common element "G" to Walnut Road and Tropical Parkway.
3. All lots shall have a minimum lot width of 40' and a minimum lot area of 3,600

square feet.

4. The elevations shall incorporate additional architectural detailing on the front of the dwelling.
5. The following amenities shall be provided within the open space areas: a tot-lot with EPDM surfacing; a barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas.
6. All driveways within the subdivision shall be made from brick or concrete pavers.
7. Setbacks for the lots are as follows:
 - Front setback – 10 feet (20 feet to garage)
 - Side yard setback – 5 feet
 - Corner side setback – 10 feet
 - Rear setback – 10 feet

Public Works

8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
11. 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.
12. 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.
13. Right-of-way dedication for a flared intersection, including a right turn lane, is required

at Tropical Parkway and Walnut Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.

14. Right- of-way dedication and construction of a RTC bus turn-out is required Tropical Parkway near Walnut Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
15. Proposed residential driveway slopes shall not exceed twelve percent (12%).
16. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
17. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
18. 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 Parkway
 - b. Walnut Road
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
20. 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.
21. 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.
22. 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.
23. 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.
24. A revocable encroachment permit for landscaping within the public right of way is

required.

25. All off-site improvements must be completed prior to final inspection of the first building.
26. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
27. 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

Ordinance No. 3198

Letter of Intent

Site Plan

Elevation and floor plans

Landscape Plan

Open Space Plan

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map