



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 15

TO: Planning Commission

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

SUBJECT: FDP-01-2024 LAKE MEAD AND RANCHO. Applicant: Greystone Nevada, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 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 Final Development Plan 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 and 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
T-MAP-02-2024	A Tentative Map in a PUD (Planned Unit Development District) to allow a 373-lot residential subdivision on 36.47 acres.

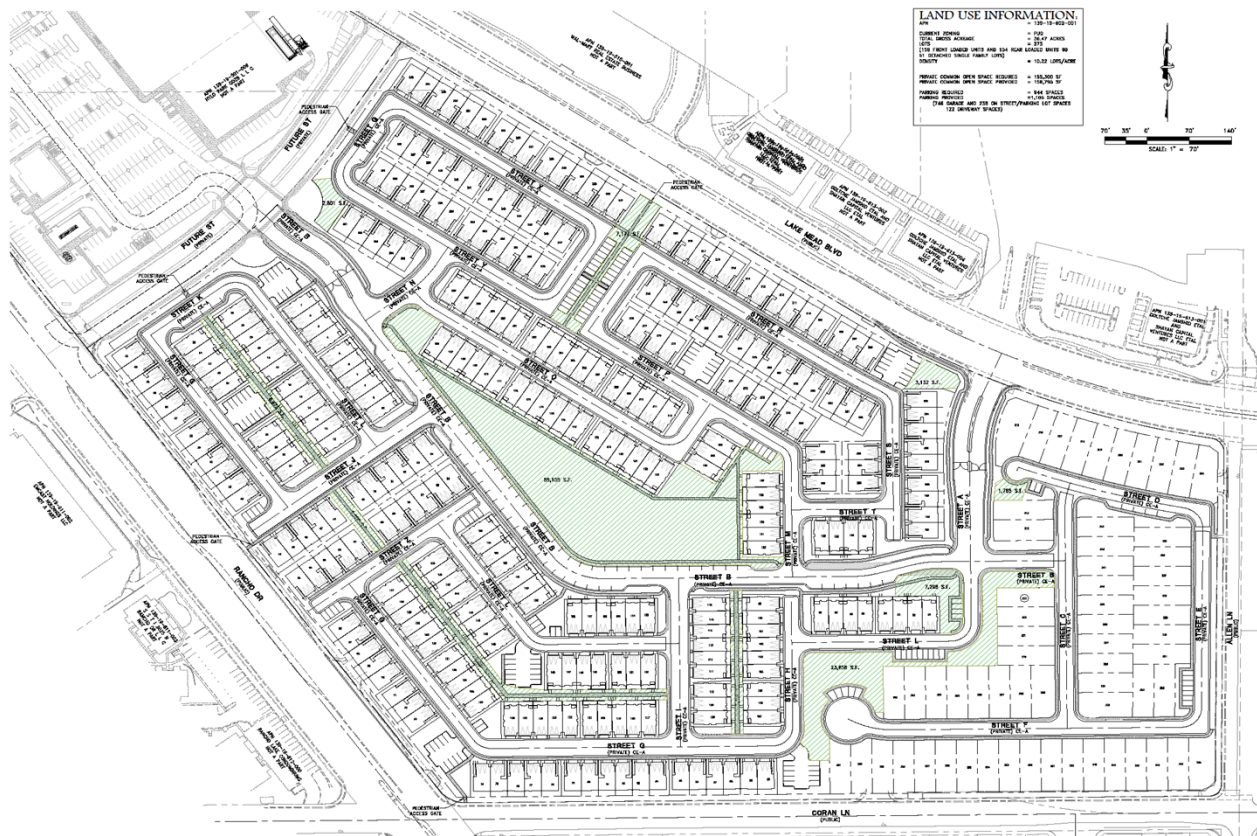
GENERAL INFORMATION:

	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:	No Comment.

The applicant is requesting Planning Commission approval of a Final Development Plan 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 Final Development Plan, 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.

COMMUNITY PRODUCT SEGMENTATION

The community will feature three different product types: a front-loaded townhome, a rear-loaded townhome and a traditional detached single-family product. The first product type will be a front loaded townhome with the front door and garage door facing the private roadway having a five (5) foot wide sidewalk and will account for 158 of the home sites. These townhomes will be arranged in 3, 4, 5 and 6-unit buildings. There will be three floor plans offered, two two-bedroom floorplans and one three-bedroom floorplan. The units will range in size from 1,699 square feet to 1,854 square feet. All homes will have a five-foot-long driveway and will offer 2-car garages. These homes will also have a private enclosed rear yard 28 feet wide by 10 feet deep. Each model must be offered with a porch, balcony, or courtyard option.

The second product type will be a rear loaded product with the garages facing on the private roadways and the front doors accessed from a paseo (common area/open space) and will account for 154 of the home sites. These townhomes will be arranged in 3, 4, 5 and 6-unit buildings. There will be three floor plans offered, one two-bedroom floorplan, one three-bedroom floorplan and one four-bedroom floorplan. The units will range in size from 1,821 square feet to 1,925 square feet. All homes will have a five-foot-long driveway and 2-car garages. These homes will also have a private enclosed courtyard located along the paseo. The courtyards will be 24 feet wide by 7 feet deep. The paseos have been designed to provide 20 feet between courtyard walls, 33 feet between building faces, and will feature a 7-foot-wide sidewalk with 6.5-feet of landscape on each side.

The third product type, accounting for 61 of the home sites, will be a traditional detached single-family home with a twenty (20) foot setback to the garage. The lots will have a typical 35-foot-wide by 95 feet deep geometry for a base lot size of 3,325 square feet. The housing product will consist of 3 distinct floor plans ranging in size from 2,055 square feet to 2,405 square feet. Each floor plan will offer 3 distinct elevations. (See attached.) For the townhouse, multifamily, portion of the development the housing product has been designed with the garage faces of the units utilizing a planter/landscape strip between driveways with a minimum width of 5 feet. To mitigate the long plane of garage doors the units will have an offset building plane every two units with an offset distance of 6 feet.

ARCHITECTURE

Elevations provided by the applicant's design professional for the single-family homes contain decorative features such as varied wall planes and roof forms. However, Elevation 'A' for both Plan 2255 and Plan 2405 are lacking in visual interest and should be revised to add architectural pop-outs, recessed windows, brick/stone veneer, or other architectural detailing. Additionally, the body and trim finish and roof materials of dwellings should be beige, tans and earth tone, warm pastel or neutral colors indigenous to the Las Vegas Valley or from the southwest region in general. Elevations for the townhome buildings appear to meet the intent of the design standards. Nevertheless, any deficient items will be addressed during the detailed administrative design review process prior to issuance of the building permit.

OPEN SPACE / AMENITIES:

Private common open space is private open land area set aside for the exclusive use and enjoyment of a development's residents, employees, or users, whereas, private open space areas are designed for personal use and directly accessible from individual dwelling units (e.g., enclosed patios, balconies). Private common open space must meet all provisions as defined in Table 17.24.020-2 of the *City of North Las Vegas Municipal Code*. Accordingly, 500 square feet of private common open space per unit is required for the neighborhood containing 61 single family detached lots. The remaining 312 townhome lots within the multi-family neighborhood of the PUD are calculated at 400 square feet per unit. As a result, 155,300 square feet of open space is required, whereas the development is providing a total of 156,795 square feet of open space. This is achieved through the paseo system providing access to the rear loaded product, smaller pocket park areas and a central open space area consisting of 85,105 square feet, 55% of the required open space area, located in the center of project along the main parkway themed road. According to the "Park Enlargement" exhibit provided by the applicant, open space amenities for this location will include two active turf areas separated by a double canvas shade structure over a play structure and picnic tables. The proposed turf area for the main park is quite minimal for a 36 acre subdivision with a density of over ten (10) dwelling units per acre. The total turf area should be increased to 18,000 square feet – minimum. It appears that an outdoor BBQ grill near the shade structure and picnic tables would be a beneficial addition for the community as well. According to the letter of intent, other areas of this centralized open space park will be programmed with an adventure trail, sitting areas, game tables, trash receptacles and pet waste stations. The 23,658 square foot open space area serving the southeasterly region of the neighborhood is proposed to include (ref. letter of intent) a turf area, shade structure and picnic tables with trash receptacles. An outdoor BBQ grill would be a beneficial addition for the community at this location as well.

All units will include private outdoor space. The single-family homes will have private enclosed rear yards containing a minimum of 350 square feet. Similarly, the front-loaded townhomes will offer private enclosed rear yards totaling approximately 280 square feet and finally the rear loaded townhomes will have enclosed courtyards with concrete or

paver surfacing totaling approximately 168 square feet. According to Multi-family design standards in Title 17, each townhome unit is required to include private open space that is designed for personal use. Specifically, a minimum of eighty (80) square feet of patio area is required for each townhome unit. The developer is meeting the requirement for the rear loaded townhome product and has ample space to meet the requirement for the front loaded townhome. This deficiency is minor and will be addressed during the detailed administrative design review process for the building permit.

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 during the detailed administrative design review process prior to issuance of the building permit.

LANDSCAPING

The width of the perimeter landscape area is 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

The overall landscape plan for the entire development appears to conceptually meet the intent of the requirements set forth in the Code, however, references to the "Arizona Nursery Association" should be disregarded. The applicant also provided a landscape and amenities plan for the main park in the development. Any deficient items, such as confirmation of the perimeter landscape areas, will be addressed during the detailed administrative design review of the landscape plans prior to issuance of the building permit.

CLOSING

The Final Development Plan is in general compliance with ZN-06-2023 (Ordinance No. 3184). The proposed request is generally consistent with the requirements of the design standards and is compatible with the surrounding land uses. Although a number of items will need to be addressed during the administrative design review process prior to

issuance of the building permit, staff recommends approval of the Final Development Plan 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, specifically, Ordinance No. 3184 (ZN-06-2023).
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 central open space area consisting of 85,105 square feet shall be located in the center of project along the main parkway themed road. This open space area shall be programmed with the following amenities:
 - a. Two active turf areas (18,000 square feet – minimum) separated by a double canvas shade structure over a play structure and picnic tables;
 - b. An outdoor commercial pedestal grill meeting public park standards;
 - c. Adventure trail, sitting areas, game tables, trash receptacles and pet waste stations.
5. The 23,658 square foot open space area serving the southeasterly region of the neighborhood shall be programmed with the following amenities:
 - a. A turf area;
 - b. A shade structure and picnic tables with trash receptacles;
 - c. An outdoor commercial pedestal grill meeting public park standards;
6. The following Common Elements (CE) shall be programmed for amenities: CE-P, CE-W, and CE-X (next to Lot 314).
7. As depicted on the Site Plan, pedestrian access gates shall be provided at the following Common Elements: CE-R, CE-U/T, CE-G/X, CE-F and CE-X at Coran Lane near Rancho Drive.
8. The applicant shall submit an Administrative Design Review (ADR) to the Planning & Zoning division for administrative review and approval. The ADR shall include an updated site plan depicting compliance with the Fire Department's minimum turning radius requirements for all streets, a guest parking plan and analysis to confirm compliance with the guest parking requirements (including fire hydrant locations), a detailed landscape plan for the development, open space and amenities exhibit, and building elevations that address the deficiencies specified in this report. In order to meet the standards and Code requirements, changes to the site plan may be necessary resulting in fewer lots than initially proposed.

9. The Administrative Design Review (ADR) must be approved prior to approval of the civil improvement plans.
10. 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.
11. 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.
12. 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)

13. 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.
14. Approval of a drainage study is required prior to submittal of the civil improvement plans.
15. 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.

16. 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.
17. 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.
18. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
19. The property owner is required to grant a roadway easements where public and private streets intersect.
20. 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.
21. All common elements shall be labeled and are to be maintained by the Home Owners Association.
22. 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.
23. 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.
24. 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.
25. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.

26. 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.
27. Proposed residential driveway slopes shall not exceed twelve percent (12%).
28. 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.
29. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Final Development Plan - Color
Tentative Map / Site Plan
Landscape Plan
Park Landscape Plan
Floorplan / Elevations
Ordinance #3184
Clark County Department of Aviation Comments
Clark County Assessor's Map
Location and Comprehensive Plan Map