



Planning Commission Agenda Item

Date: October 9, 2024

Item No: 15

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Robert Eastman, AICP

SUBJECT: T-MAP-07-2024 CLAYTON-DORRELL (ALIANTE). Applicant: FORESTAR. Request: A Tentative Map in an R-1 MPC (Single-Family Residential Master Planned Community) to allow a 17-Lot, Single-Family Residential Subdivision. Location: East of Clayton Street and Approximately 840 Feet South of the Intersection of Clayton Street and Dorrell Lane. (APN 124-21-110-003). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in an R-1 MPC, Single-Family Residential Master Planned Community, to allow a 17-lot, single-family residential subdivision. The subject site is 2.84 acres with a density of 5.98 dwelling units per acre. The site is generally located east of Clayton Street and approximately 840 feet south of the intersection of Clayton Street and Dorrell Lane. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action

At the City Council Meeting on December 03, 2003, the property reclassification (ZN-91-03) Ordinance #1904 for Aliante Parcel 32b from O-L, Open Land to R-1-MPC, Single-Family Residential Master Planned Community.

On October 22, 2003, Planning Commission approved the property reclassification (ZN-91-03) Ordinance #1904 for Aliante Parcel 32b from O-L, Open Land to R-1-MPC, Single-Family Residential Master Planned Community.

RELATED APPLICATIONS:

Application #	Application Request
T-Map-08-2024	A tentative map in an R-1 MPC, Single-Family Residential Master Planned Community, to allow a 9-lot, single-family residential subdivision

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	R-1 MPC, Single-Family Residential Master Planned Community	Undeveloped
North	Open Space	PSP MPC, Public/Semi-Public Master Planned Community	Aliante Arroyo
South	Open Space	PSP MPC, Public/Semi-Public Master Planned Community	Aliante Arroyo
East	Open Space	PSP MPC, Public/Semi-Public Master Planned Community	Aliante Arroyo
West	Single-Family Medium and Open Space	R-1 MPC, Single-Family Residential Master Planned Community and PSP MPC, Public/Semi-Public Master Planned Community	Single-Family Residential and the Aliante Arroyo

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:	See attached memorandum.

ANALYSIS:

The applicant is requesting Planning Commission approval of a 17-lot single-family tentative map. The proposed tentative map utilizes a small remnant parcel within the Aliante Master Planned Community – Parcel 32 B. The zoning for the parcel is R-1 MPC, Single-Family Residential Master Planned Community. This is part of the overall Aliante

Development (T-898) that was approved by the Planning Commission on January 9, 2002.

Access to the site is from Clayton Street. Interior circulation is from one road connecting to Clayton Street. The proposed roadway will be a public street 47-feet in width with a 37-foot street and 5-foot sidewalk on both sides. The Public Works Department has reviewed the street configuration and states that the proposed roll-curb will require an additional one (1) foot of width making the street 48 feet in width. The proposed tentative map contains enough space to accommodate the extra foot in width. The applicant is proposing 17 lots that range in size from 4,211 to 7,624 square feet. This combination of lots creates a mix of entry level (4,000 – 4,999) move-up (5,000 – 6,499) and upgrade (6,500+) level of lots.

The Aliante Development Standards require a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet. The proposed tentative map meets the design standards, and lot sizes of the City and the Aliante development agreement. All lots within Aliante that face a park or open space area must use a view fence instead of a block CMU wall. The arroyo area is open space and a natural park within the community. Therefore, all lots within the development will need to use the Aliante view fence design rather than a typical block wall.

The overall site is a small peninsula with the arroyo falling away from the home sites. The developable area is actually somewhat smaller than Parcel 32B which puts a large sloped area along the northern portion of the proposed tentative map. This creates seven (7) lots (Lots 11-17) that contain one to three stepped retaining walls in the rear yards of the lots. The lots are large and the grade differences within the lots should not prevent the developer from developing the lots but it does prevent the full use of these rear yards. Additionally, as the future homeowner must have access to full area of their yard, stairs should be provided to allow the buyer full access to the entire yard.

The submitted tentative map is in general compliance with the Zoning Ordinance, Development Agreement and Design Standards. The development helps complete the Aliante Community and approval is warranted, subject to the conditions listed.

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, including the Aliante Development Agreement, Development Standards and Design Guidelines.
2. All lots that contain retaining walls shall also be provided stairs to allow the future homeowner to fully access their entire yard.

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. Interior local residential streets shall be designed per **Clark County Area Uniform Standard Drawing** No. 206.S1 Option A. The use of roll curb will require an additional one foot of right of way for a total width of forty-eight (48) feet.
6. Interior local residential streets shall be designed using roll curb per **Clark County Area Uniform Standard Drawing** No. 217.1 or 217.2.S1.
7. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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.
9. 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.
10. 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.
11. Appropriate subdivision 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 map approval. Conformance may require modifications to the site.
12. All off-site improvements must be completed prior to final inspection of the first building.
13. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

14. Proposed residential driveway slopes shall not exceed twelve percent (12%).

15. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the current layout.

16. 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

Revised Tentative Map

Clark County School District Tracking Form

Clark County Assessor's Map

Location and Zoning Map