



Planning Commission Agenda Item

Date: March 13, 2024

Item No: 18

TO: Planning Commission

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

SUBJECT: **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: D.R. Horton. Request: A Property Reclassification of 10.85 acres from R-1 (Single-Family Low Density Residential District) to a PUD (Planned Unit Development District) Consisting of 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 February 14, 2024**)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a property reclassification from R-1 (Single-Family Low Density Residential District) to a PUD (Planned Unit Development District), to allow an 81-lot single-family residential subdivision. The proposed site is 10.85 acres located at the northwest corner of Tropical Parkway and Walnut Road.

BACKGROUND INFORMATION:

Previous Action

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 R-1, Single-Family Low Density to a PUD, Planned Unit Development District and Amendment to the Master Plan (AMP) will be required to change the Land use from Single Family Low to Single Family Medium for a 90-lot single-family subdivision.

RELATED APPLICATIONS:

Application #	Application Request
AMP-11-2023	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Single-Family Low to Single-Family Medium.
T-MAP-24-2023	The applicant is requesting a tentative map to allow an 81-lot single-family residential subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Density 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:	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 a property reclassification from R-1, Single-Family Low Density Residential District to a PUD, Planned Unit Development District, consisting of an 81-lot single-family residential subdivision with a density of 7.47 dwelling units per acre. The subject site is 10.85 acres located at the northwest corner of Tropical Parkway and Walnut Road. The applicant has also submitted a request for consideration to amend

the Comprehensive Master Plan Land Use Element (AMP-11-2023) from Single-Family Low to Single-Family Medium for up to 13 du/ac as well as a Tentative Map (T-Map-24-2023) for the proposed 81-lot single-family residential subdivision. 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 parking on both sides of the street.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. However, the PUD Districts is not to be used as way to circumvent our traditional regulations and open space requirements.



The applicant attended a Task Force on October 5, 2023, to discuss the proposed project. Per the meeting, staff's recommendation was a minimum lot size of 3,600 (40 x 90) square feet as preferred for this location. At the meeting staff presented the importance of matching the adjacent and adjoining existing lot sizes for a more compatible and

comparable development. 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 proposed site plan for the residential subdivision contains a minimum lot size of 3,720 square feet (40' x 93').

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. The proposed elevations and floor plans for the residential subdivision appear to meet the minimum single-family design standards. However, the preferred design for a single-family would have additional architectural detailing on the elevations. A subdivision development with 76-100 dwellings is required to provide three models units. The colors and distinct architectural embellishments of the dwellings will be reviewed with the Final Development Plan.

The applicant is proposing the following setbacks for the lots. The proposed setbacks match the R-CL, Single-Family Compact Lot District zoning designation:

Front setback – 10 feet (20 feet to garage)

Side yard setback – 5 feet

Corner side setback – 10 feet

Rear setback – 10 feet

The applicant did not provide a landscape plan; however the site plan provided contains perimeter landscaping along Tropical Parkway of approximately 20 feet of landscaping, 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. This appears to be in compliance; the landscaping plan will be reviewed with the Final Development Plan.

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 is provided. Per the municipal code requirement, 75% of useable open space is located within one central area as required by code; however, the site plan indicates common element "D" which is located between lots 41 and 42 as the central location for the open space. Common element "D" is short by 6,057 square feet and does not meet this requirement. The remaining open space is distributed throughout the project with in common elements E, F and G. Typical neighborhood park amenities should provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas, however, the applicant is only indicating an open play area; benches; pet waste stations and trash cans. The final amenity list will be reviewed and approved by the Planning Commission with the final development plan. Perimeter landscaping and any area that is less than twenty (20) feet wide does not count towards the open space requirements. The landscaping that is provided will be maintained by the Home Owners

Association.

Approval Criteria: (Zoning Map Amendments)

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development meets all of the following criteria:

1. The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.
2. The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
3. The PUD is consistent with the development standards in Section 17.24;
4. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing developments;
5. The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
6. The PUD is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
7. Future uses on the subject tract will be compatible with uses on other properties in the vicinity of the subject tract.

The applicant has indicated that a neighborhood meeting was held October 30, 2023 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way. According to the letter of intent the Neighbors were concerned about traffic at the intersection of Tropical Parkway and Walnut Road and more open space.

The proposed reclassification (rezoning) to PUD, Planned Unit Development District is compatible with the surrounding neighborhoods and the proposed amendment to the Comprehensive Master Plan Land Use Plan to Single-Family Medium. Staff has no objections to the proposed request and is recommending approval with the listed conditions.

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. All lots shall have a minimum lot width of 40' and a minimum lot area of 3,600 square feet.
3. The following amenities shall be provide within the open space areas: a tot-lot with EPDM surfacing; barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas.
4. All driveways within the subdivision shall be made from brick or concrete pavers.
5. 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

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
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. 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. 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.
12. 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.
13. Proposed residential driveway slopes shall not exceed twelve percent (12%).
14. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
15. 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.
16. 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
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.
18. 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.
19. 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.
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. 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.
22. A revocable encroachment permit for landscaping within the public right of way is required.
23. All off-site improvements must be completed prior to final inspection of the first building.
24. 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.
25. 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
Revised Letter of Intent
Revised Site Plan
Revised Elevations
Revised Floor Plans
Open Space Plan
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Zoning Plan Map