



# Planning Commission Agenda Item

Date: December 13,  
2023

Item No: 8

**TO:** Planning Commission

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

**SUBJECT:** **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR 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). Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. **(For Possible Action)**  
**(Continued from January 10, 2024)**

**RECOMMENDATION: CONTINUANCE**

## 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 a 90-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:**

<b>Application #</b>	<b>Application Request</b>
<b>AMP-11-2023</b>	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Single-Family Low to Single-Family Medium.
<b>T-MAP-24-2023</b>	The applicant is requesting a tentative map to allow a 90-lot single-family residential subdivision.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Single-Family Low	R-1, Single-Family Low Density District	Undeveloped
<b>North</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
<b>South</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
<b>East</b>	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
<b>West</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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:**

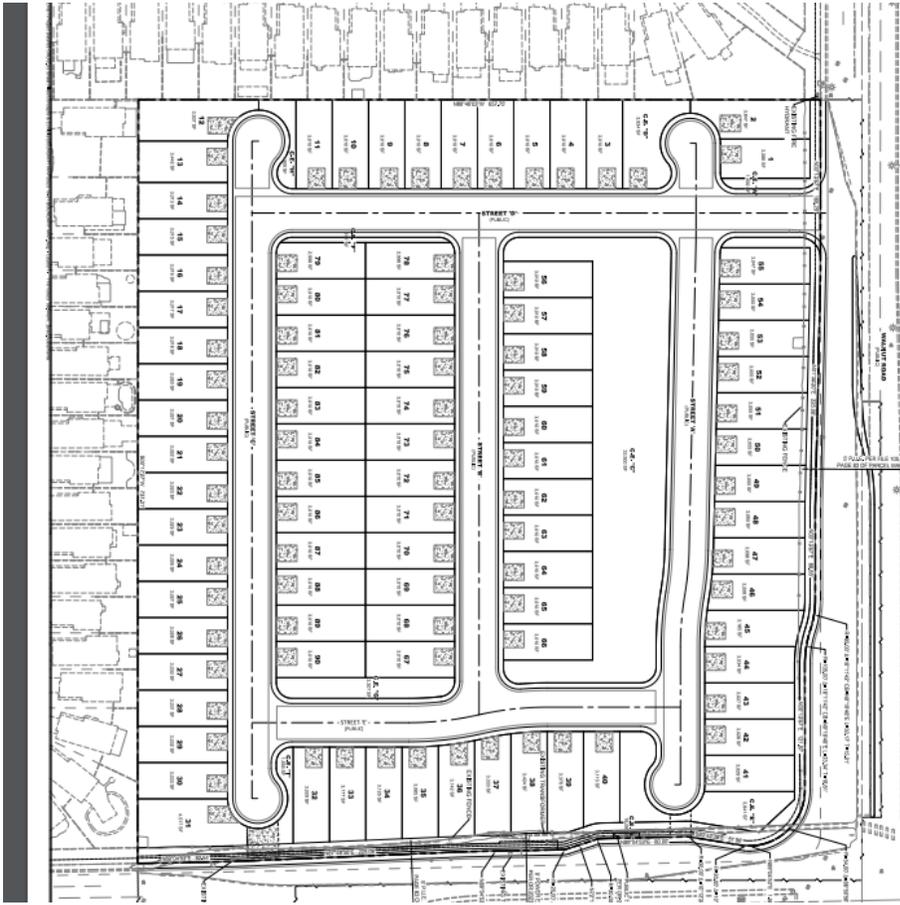
The applicant is requesting a property reclassification from R-1, Single-Family Low Density Residential District to a PUD, Planned Unit Development District, consisting of a 90-lot single-family residential subdivision with a density of 8.29 dwelling units per acre. The subject site is 10.85 acres located 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. Access to the proposed development is from an entrance on Walnut Road with a secondary emergency access on Tropical Parkway. 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 proposed site plan for the residential subdivision contains a minimum lot size of 3,010 square feet. The applicant attended a Task Force on October 5, 2023, to discuss the proposed project. Per the meeting, the proposed rezoning recommendation was R-CL, Single-Family Compact Lot District with a minimum lot size of 3,600 (40 x 90) square feet as the preferred fit for this location and is permitted in the proposed amendment to the Comprehensive Master Plan to Single-Family Medium. However, a 3,500 (35 x 100) lot size was also discussed as an option to match the existing adjacent lot sizes. 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 3,010 square feet (35' x 86'). With this proposed PUD, the applicant is requesting an average lot size smaller than the surrounding lots abutting the site, which are approximately 3,500 square feet (35' x 100'). The proposed minimum 3,010 square foot lots could have a negative impact on the existing neighboring residents.

The proposed elevations and floor plans for the residential subdivision were submitted and appear to be in compliance. However, the proposed development should comply with the single-family design standards including but not limited to 1,200 square feet of living area; 2-car garage; a stucco exterior finish; and a concrete tile roof. 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:

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

The proposed setbacks match the R-CL, Single-Family Compact Lot District zoning designation. The setbacks are acceptable considering the R-CL, Single-Family Compact Lot District was a recommendation at the Task Force meeting.

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, however, all landscaping will be reviewed with the Final Development Plan.

The applicant is required to provide 45,000 square feet of open space (500 square feet per dwelling unit) per code requirements for a PUD with a lot size of 3,599 or less. The proposed tentative map indicates 46,305 square feet of useable open space. Per the municipal code requirement, 75% of useable open space is located within one central area as required by code; the plan appears to meet this requirement. Perimeter landscaping and any area that is less than twenty (20) feet wide does not count towards the open space requirements. The applicant provided an open space plan that listed the amenities for the open space. 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. The remaining required interior open space is distributed throughout the project. 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.

Staff is recommending a continuance of the proposed property reclassification (ZN-15-2023) to the Planned Unit Development and the proposed tentative map (T-MAP-24-2023). The proposed lot sizes are smaller and the development is more intense than the adjacent existing single-family lot sizes. A continuance will provide the applicant with time to redesign the site to a configuration that is less obtrusive and more comparable to the existing residential subdivisions and compatible with the neighborhoods. If the Planning Commission deems the property reclassification is warranted to be approved the following conditions are recommended.

## **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. Minimum required lot width of 35 feet.
3. Minimum 3,010 square feet per lot.
4. 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.
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. The proposed entrance, on Walnut Road, shall be located far enough north to accommodate the left turn demand.
12. 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.
13. 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.
14. Proposed residential driveway slopes shall not exceed twelve percent (12%).
15. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. 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.
17. 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

18. All common elements shall be labeled and are to be maintained by the Home Owners Association.
19. 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.
20. 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.
21. 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.
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. A revocable encroachment permit for landscaping within the public right of way is required.
24. All off-site improvements must be completed prior to final inspection of the first building.
25. 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.
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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Preliminary Development Plan (Site Plan)

Elevations

Floor Plans

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map