



Planning Commission Agenda Item

Date: July 12, 2023

Item No: 12

TO: Planning Commission

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

SUBJECT: T-MAP-04-2023 NORTH 5TH AND WASHBURN - Applicant: Century Communities. Request: A tentative map in an R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) proposed R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision. Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34-701-045, 124-34-701-046, 124-34-701-054, and 124-34-701-059) Ward 2. (For Possible Action)
(Continued from June 14, 2023)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in an R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision. The subject site consists of five parcels containing a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2.

BACKGROUND INFORMATION:

Previous Action
March 23, 2023. A Task Force (TF-07-2023) meeting was held for a proposed property reclassification to rezone the subject property.
May 1, 2023. The applicant has indicated that a neighborhood meeting was held at the Aliante Library at 2400 Deer Springs Way, North Las Vegas, NV 89084. According to the applicant's Neighborhood Meeting Summary, nine residents attended the meeting in addition to Councilwoman Garcia-Anderson. The following concerns were expressed by neighbors: The expansion of North 5th Street south of East La Madre Way; egress and ingress onto North 5th Street and resulting traffic; maintaining the privacy of the existing neighbor located at 5120 Eagle Way, North Las Vegas, Nevada 89031; and speeding on Eagle Way.

RELATED APPLICATIONS:

Application #	Application Request
ZN-05-2023	The applicant is requesting consideration to reclassify (rezone) the subject parcels from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	C-1, Neighborhood Commercial; R-E, Ranch Estates District (Proposed: R-CL, Single Family Compact Lot Residential District)	Undeveloped
North	Public / Semi-Public	R-E, Ranch Estates District	Mojave High School
Central	Mixed-Use Neighborhood	R-E, Ranch Estates District	Existing home (APN 124-34-701-022)
South	Mixed-Use Neighborhood	R-1, Single Family Low Density Residential District; R-E, Ranch Estates District	Existing home (APN 124-34-701-040) Existing home (APN 124-34-701-041)
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Existing residential subdivisions

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	See attached.

ANALYSIS:

The applicant is requesting consideration for a tentative map in a (proposed) R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision with a density of 6.59 dwelling units per acre. The subject site consists of five parcels containing a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2.

The applicant has also submitted a request for a property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

The subject site is bordered by North 5th Street, Washburn Road, Eagle Way and several existing homes. According to the Tentative Map, the minimum lot size is 3,600 square feet, the maximum lot size is 5,494 square feet and the average lot size is 3,978 square feet. The main access is from North 5th Street and emergency access is provided from Washburn Road between lots 54 and 80. The applicant is proposing internal private streets that are 47 feet in width with sidewalks on both side of the street. In accordance with the City of North Las Vegas Private Streets Policy, when a community designates privately maintained streets, electronic gates should also be provided.

Although a geotechnical investigation and survey are required to verify and locate any geotechnical hazards on the property, there is a fault line depicted on the plan for graphic display of the approximate location. Geological hazards such as fault lines or fissures can affect residential structures. Incidentally, the City requires a minimum offset of five (5) feet from any geologic hazard to a residential building. In this particular case the residential lots are minimally affected as the applicant has designed the majority of the project's open space and common areas around the fault line to meet the requirement. The amount of open space required for this development is 350 square feet per unit. There are 93 units so the total amount of open space required is 32,550 square feet, which the applicant has provided with a surplus; of the required amount, 75% (24,412 square feet) is required to be suitable for active or recreational open space and contained in one area with accessibility to the residents within the development. The applicant has provided over 25,000 of useable open space within the easterly half of the development to satisfy this requirement and a total of 38,529 square feet of open space.

According to the Municipal Code (17.24.050.F.2) homes fronting sixty (60) feet or greater rights-of-way shall be prohibited. However, an exception may be granted for homes to front a sixty-foot right-of-way if existing homes or existing lots are already fronting the right-of-way directly in front of the proposed development, and such is the case here with the home at 5120 Eagle Way. For developments that are approved with homes fronting a sixty-foot right-of-way the street should be constructed using the modified sixty-foot street section with off-set sidewalk or other street geometrics as approved by the Director of Public Works. In cases where homes fronting a sixty-foot right-of-way are approved; or small-lot development options are used; or where the Director of Public Works determines that high traffic speeds or roadway design may create risks to public safety; additional

traffic calming may be required, subject to review and approval by the Director of Public Works.

In summary, the proposed tentative map is consistent with the proposed land use plan and the proposed zoning for the site. The lots and open space comply with the City's development standards. Consequently, the development is compatible with the neighborhood and the surrounding uses, and we believe approval is warranted.

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. The homes fronting Eagle Way shall have access to the internal open space within the development. Pedestrian access shall be provided through the common element between lots 62 and 63, and through the common element south of lot 79.

Public Works

3. All known geologic hazards shall be shown on all development plans and civil improvement plans submitted to the City. 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. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
6. 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.
7. The project shall provide a bus turnout on N 5th Street south of Washburn Road in accordance with Uniform Standard Drawing 234.1.

8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
11. 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. N 5th Street
 - b. Washburn Road
 - c. Eagle Way
12. The project shall provide additional right-of-way for a flared intersection on Washburn Road in accordance with Uniform Standard Drawing 201.1.
13. The project shall provide right-of-way and construction of an exclusive right-turn lane on Washburn Road in accordance with Uniform Standard Drawing 246.7.
14. The Eagle Way geometrics shall be required to be designed and constructed per the City of North Las Vegas 60' Standard Street Section with Offset Sidewalk (Modified 60').
15. The project will be required to provide traffic calming measures that are acceptable to Public Works along Eagle Way.
16. Per the City of North Las Vegas Private Streets Policy for Residential Development, gated access from N 5th Street is required. The project shall incorporate the gated access design into their civil improvement plans.
17. The property owner is required to grant roadway easements where public and private streets intersect.
18. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
19. All common elements shall be labeled and are to be maintained by the

Homeowner Association.

20. 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

Tentative Map

Clark County School District Development Tracking Form

Clark County Assessor's Map

Location and Zoning Plan Map