



Planning Commission Agenda Item

Date: August 9, 2023

Item No: 8

TO: Planning Commission

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

SUBJECT: FDP-04-2023 TROPICAL LOSEE (PH I & II). Applicant: D.R. Horton, Inc. Request: A final development plan in a PUD (Planned Unit Development District) to develop a 140-lot, single-family residential subdivision and a 246-unit, multi-family residential subdivision. Location: Northeast corner of Losee Road and Tropical Parkway. (APNs 124-25-201-001 and 124-25-201-003) 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 140-lot, single-family residential subdivision and a 246-unit, multi-family residential subdivision on 38.65 acres with an overall density of 9.98 dwelling units per acre. The site is located at the northeast corner of Losee Road and Tropical Parkway. The Comprehensive Master Plan is Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
A virtual neighborhood meeting was held on February 25, 2021 at 5:30 p.m. According to the neighborhood meeting summary, Councilman Barron and three neighbors attended the meeting. Neighbors inquired about the height of the buildings and parking which were addressed by the applicant.
City Council approved Ordinance No. 2011 (ZN-68-04) on August 18, 2004 to reclassify approximately 35.55 acres from R-E, Ranch Estates residential District to a PUD, Planned Unit Development District.
On April 14, 2021 Planning Commission approved a Tentative Map (T-MAP-05-2021) for a 140-lot single-family subdivision and a 246-unit multi-family development on 38.65 acres.

On May 19, 2021, the City Council approved an amendment to the Comprehensive Master Plan (AMP-03-2021) to change the land use designation from Community Commercial to Single-Family Medium.

On May 19, 2021, the City Council approved Ordinance 3075 (ZN-07-2021) for an amendment to an existing PUD, Planned Unit Development District to allow a 3.15 acre commercial development; a 140-lot single-family subdivision and a 246-unit multi-family development.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	PUD, Planned Unit Development.	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
South	Single-Family Low and Community Commercial	R-1, Single-Family Low Residential District and C-1, Neighborhood Commercial District.	Single-Family Residential and Commercial Center
East	Single-Family Medium	PUD, Planned Unit Development.	Single-Family Residential
West	Employment	PUD, Planned Unit Development	Undeveloped and a Murphy's Express Gas Station

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please 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 Planning Commission approval for a final development plan develop a 140-lot single-family subdivision and a 246-unit multi-family development with an overall density of 9.98 dwelling units per acre. The PUD, Planned Unit Development District (ZN-07-2021) also included a 3.15 acre commercial development, however, that portion of the PUD will require a separate Final Development Plan and is not part of this review. The applicant's subject site consists of two (2) parcels that are approximately 38.65 acres located at the northeast corner of Losee Road and Tropical Parkway.

The PUD consist of approximately 41.8 acres. Of that acreage, 38.65 acres is for the single-family subdivision and multi-family (townhome 4-plex). The remaining 3.15 acres at the northeast corner is designated for commercial uses. The single-family and multi-family subdivisions are separate with no cross access between the uses. The multi-family portion will be a gated community with private streets and the single-family development will have public streets and will not be gated.

The landscaping plans include the perimeter landscaping; internal open space; and the entry feature. The perimeter landscaping; internal open space; and the entry features are all part of the overall PUD, Planned Unit Development District and therefore are counted for the entire development. The perimeter landscaping includes the required desert landscaping with a five-foot sidewalk. The submitted landscape plan indicates approximately fifteen (15) feet of landscaping, which includes a five-foot wide sidewalk is proposed adjacent to Azure Avenue and McCarran Street. Approximately twenty (20) feet of landscaping including a five-foot sidewalk is proposed adjacent to Losee Road and approximately thirty (30) feet of landscaping including a five-foot sidewalk is proposed adjacent to Tropical Parkway. Perimeter landscaping is in compliance with code requirements. In addition, the landscape plans include neighborhood entry signs that identify the community name to be placed at the entrances from Losee Road and Tropical Parkway.

Single-Family Residential

The site plan indicates 140 single-family residential dwellings located on the east side of the site. Access to the single-family portion of the site is from Tropical Parkway, an emergency access is located at the northeast corner of the site off of Azure Avenue. The internal streets of the single-family residential area are 47-feet wide public streets with

five (5) foot sidewalks on each side of the street. The single-family portion of the site will contain a minimum lot size of 3,045 square. The applicant has submitted three (3) two-story models for the single-family portion of the site. The single-family dwellings range in size from 1,715 square feet to 1,865 square feet. The three (3) models consist of stucco exteriors with concrete tile roofs and a two (2)-car garage. The proposed elevations indicate the colors are indigenous to the valley and there are three (3) distinct elevation styles. The single-family dwellings appear to be in compliance with code requirements.

The applicant is required to provide 70,000 square feet of open space (500 square feet per dwelling unit) for the single-family subdivision. The submitted landscape plan indicates 70,248 square feet of open space per code requirements. A minimum 75% of the required useable open space shall be suitable for active or recreational open space and contained in one area with accessibility to the residents within the development. The site plan appears to be in compliance with code requirements for the single-family portion of the development. The applicant's letter of intent listed the amenities being provided in the open space as; two (2) playgrounds which requires age appropriate play equipment with EPDM surfacing; a shade ramada, seating areas, turf open play area and dog stations.

Multi-Family Residential

The site plan indicates 246 multi-family dwelling units on the western portion of the proposed site. Access to the multi-family portion of the site is from a gated access off Losee Road with an emergency access easement at the northwest corner of the site off Azure Avenue. The proposed gate for the community contains stone veneer pillars and decorative iron gates. The project proposes twenty-eight (28) foot private internal drive aisles for the multi-family. The applicant is providing five (5) foot sidewalks adjacent to both sides of the drive aisle. In addition, a walking path ranging in width from five (5) to seven (7) foot is provided, throughout the site, for pedestrian movement within the development. A buffer yard 10 feet in width has been provided between the buildings throughout the development.

The applicant submitted two four (4) plex (2) two-story models for the multi-family portion of the site. The dwellings range from 1,319 square feet to 1,437 square feet. The models consist of stucco exteriors with concrete tile roofs and are earth tone in color. In addition, the floor plan indicates each four (4) plex will have two (2) car garages and two (2) one (1) car garages. There applicant is offering both a front loaded and a rear loaded four (4) plex product. The average front loaded lot is approximately 1,300 square feet with a minimum rear yard of 490 square feet. The rear yard is not enclosed or private; in addition, the association maintains them. The average rear loaded lot is approximately 1,176 square feet with a 92 square foot porch and a 147 square foot rear yard. The rear yard is not enclosed or private; in addition, the association maintains them. Architecturally, the proposed multi-family dwellings appear to be in compliance with code. In addition, the site plan shows 181 guest parking where 123 parking spaces (1 space per two units) is required.

The applicant is required to provide 98,400 square feet of open space for the multi-family portion (400 square feet per dwelling unit) of the site. The submitted landscape plan indicates 122,837 square feet of useable open space. The majority of the useable open space is located within one central area. The applicant's letter of intent listed the amenities being provided in the open space as; two (2) turfed open play areas, a community pool, shaded ramada, seating areas, dog stations and a walking path.

The final development is in general compliance with the approved PUD, Planned Unit Development District, ZN-07-2021, and the zoning ordinance (Ordinance No 3075). Staff has no objections to the final development plan and recommends approval with 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. Comply with all conditions for ZN-07-2021 (Ordinance No 3075).
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3. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; shaded ramada; shaded picnic areas; and dog stations.
4. A detailed landscape plan shall submitted during the building permit process for staff review and approval. The landscape plan shall comply with all Title 17 requirements and the requirements of ZN-07-2021.
5. The HOA shall be responsible for the common areas, perimeter landscaping and perimeter walls.

ATTACHMENTS:

Public Works Memorandum
Ordinance 3075 (ZN-07-2021)
Letter of Intent
Site Plan
Floor Plans
Elevations
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map