STAFF REPORT

To: Planning Commission  Meeting Date: February 8, 2017
Item: T-1400    Prepared By: Robert Eastman

GENERAL INFORMATION:

Applicant: Pardee Homes of Nevada

Property Owner(s): KBS SOR Tule Springs Owners TRS, LLC

Requested Action: To develop a 114-lot residential subdivision.

Location: Southeast corner of Dorrell Lane and Gliding Eagle Road

Parcel Number(s) 124-21-611-001, 124-21-611-002, and 124-21-611-006

Lot Area: 20.09 + acres

Comprehensive Plan: Master Planned Community

Villages at Tule Springs Land Use Plan: Single-Family Residential 5.1-7.4 du/ac

Existing land use and zoning: Undeveloped; PCD, Planned Community District (Proposed R-CL / PCD, Medium Density Residential / Planned Community District)

Surrounding land use and zoning: North: Undeveloped; R-CL / PCD, Medium Density Residential/Planned Community District East: Undeveloped; PCD, Planned Community District (Proposed Park & Police Substation) South: Single Family Residential; OL-DA, Open Land/Development Agreement (Eldorado) District West: Undeveloped; PCD, Planned Community District
BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval of a 114-lot tentative map on approximately 20.1 acres with a density of 5.67 dwelling units per acre located at the southeast corner of Dorrell Lane and Gliding Eagle Road. The proposed tentative map encompasses Parcel 3.05 within the Villages at Tule Springs Master Planned Community (VTS) and the neighboring trail, Parcel 3.05b. An associated Rezoning (ZN-05-17), waiver of Development Standards (WAV-03-17), and a Vacation (VAC-05-17) have been filed with the City. All requests are on this agenda for Planning Commission consideration.

The lots within the development range in size from 4,908 square feet to 12,471 square feet. Typical lots are 4,900 to 5,200 square feet in size. All of the proposed lots exceed the minimum lot width requirement within the R-CL / PCD District of 35 feet. The lots are slightly wider as lots are 48 feet in width and 100 feet in depth (approximately 48 x100).

Access to the site is from two proposed entries: one on Gliding Eagle Road and the second from Dorell Lane. Internal streets are identified as private streets and both entry streets are developed using a narrower cross section that currently permitted by the VTS Development Standards. The applicant is requesting to use a 44 ½ foot wide street with one 3 ½ foot sidewalk, the current standard street is 47 feet in width with five foot sidewalks on both sides of the street. This standard requires a Waiver of the Development Standards and will be addressed with WAV-03-17.

The proposed tentative map is adjacent to a required trail along the east side of the proposed map. The applicant has proposed connections to the trail from Streets “B,” “E” as well as common element “K.” Five feet of corner side lot landscaping is proposed for all corner lots located throughout the development.

DEPARTMENT COMMENTS:

Public works: Please see the attached memorandum.

Fire Department: Please see the attached memorandum.

Police Department: The North Las Vegas Police Department has no concerns with this request and recommends approval.

ANALYSIS:

In general, the proposed development is a R-CL development with narrower streets. The smaller street and single sidewalk require a waiver (WAV-3-17). Staff does not support the requested waiver, therefore, we cannot support the requested Tentative Map as currently proposed.
Typical lot sizes within the development are 48’ x 100’. The proposed lot widths create a more attractive streetscape than long narrow lots. The VTS Development Standards require a 35 foot lot width and all lots within the development comply with the minimum lot width and lot area. The lot width also creates a rear yard that is a minimum of 720 square feet in size. Open space is only required within the development if rear yards are smaller than 600 square feet. Therefore, additional open is not required as part of this development.

The applicant is required by the Development Agreement and Development Standards to develop the trail and add connections to the trail from the neighborhood. The applicant has connections shown from the end of streets “B” & “E” as well as a connection in common element “K.” A trail connection is also required in common element “O” and the western end of Street “B.”

The development does not comply with all Development Standards for the VTS or Title 16 requirements. A number of lots do not comply with Title 16, specifically, side lot lines shall be approximately at right angles to the street upon which it faces or radial if the street is curved. Lots 33, 74, and 75 contain side lot lines that have a kink, this helps create a lot that is undesirable and is not permitted.

The Public Works Department has submitted a memorandum and is recommending approval with numerous conditions. The conditions are somewhat extensive and may result a reduction in the number of lots in the development.

**RECOMMENDATION:**

The Community Development and Compliance Department recommends that T-1400 be approved with the following conditions:

**Planning and Zoning:**

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.

2. Pedestrian trail connections shall be provided through common elements “C, D, H, K, and O” as well as at all vehicular gated entries.

3. The linear trail adjacent to the residential development shall be development in conformance with the Villages at Tule Springs Development Standards.

**Public Works:**

4. This application shall comply with the conditions of approval for VAC-05-17. Compliance may require modifications to the current layout.
5. This application shall comply with the conditions of approval for WAV-03-17. Compliance may require modifications to the current layout.

6. 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 will require modifications to the current layout that may result in fewer lots.

7. 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.

8. Approval of a technical drainage study is required prior to submittal of the civil improvement plans. Note: The master drainage study must be updated prior to submitting the technical drainage study for this development.

9. 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.

10. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
   a. Grading and off-site construction permits may be issued by the City of North Las Vegas once the drainage study and civil improvement plans have been approved and a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
   b. Building permits may be issued once a favorable CLOMR has been obtained from FEMA.
   c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.

11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas’ North Neighborhood Flood Control Master Plan, or as otherwise approved by the Director of Public Works or her designee.
12. 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.

13. Approval of a traffic update study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.

14. The proposed driveway at the subdivision entrance shall be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 225 and 222.1, including throat depths.

15. The property owner is required to a grant roadway easement where public and private streets intersect.

16. If the internal streets are to remain private, gates shall be provided as a benefit to the residents for the increased cost maintaining the streets.

17. All common elements shall be labeled and are to be maintained by the Home Owners Association.

18. 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.

19. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements Drawing Number 222.

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

21. A master developer must be appointed prior to submittal of the civil improvement plans.

22. All proposed off-site improvements shown on the VTS Village 3 Infrastructure civil improvement plans must be completed prior to final inspection of the first home.

23. 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.
24. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

ATTACHMENTS:

Public Works Memorandum
Fire Department Memorandum
Letter of Intent
Tentative Map
Location and Zoning Map
In addition to the requirement to comply with the City of North Las Vegas Municipal Code - Titles 15 and 16, the Development Standards for the Villages at Tule Springs, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. This application shall comply with the conditions of approval for VAC-05-17. Compliance may require modifications to the current layout.

2. This application shall comply with the conditions of approval for WAV-03-17. Compliance may require modifications to the current layout.

3. 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 will require modifications to the current layout that may result in fewer lots.

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21. Three (3) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

Duane McNelly, Land Development Coordinator
Department of Public Works
The Fire Prevention is not opposed to this application.

For informational purposes only:

1. Design for fire access, water supply and building requirements shall be based on the 2012 International Fire Code as amended by the City of North Las Vegas Fire Prevention.
2. All portions of the facility and all portions of the exterior ground floor walls of the proposed buildings or structures are to be within 150 feet of an approved fire access lane, as measured from the lane along the exterior of the building or facility to the furthest point at which the hose lies.
3. Two points of access are required.
4. Fire access lanes shall have an unobstructed clear width of not less than 36 feet, measured face of curb to face of curb. Fire apparatus access roads may be reduced to 24 feet (7315 mm) in width provided that all homes are provided with an approved automatic sprinkler system and on-street parking is prohibited.
5. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
6. Fire access lanes shall be designed and maintained to support the imposed loads of the fire apparatus, with a minimum vehicle load of 33,000 pounds per axle.
7. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure.
8. Red-painted curbs and appropriate signage are required to maintain the minimum required access lane width of 24 feet.
9. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
10. Fire hydrants shall be provided along required fire apparatus access roads. In all residential areas (R-3 occupancies and single-family dwellings built under the IRC only), hydrants shall be spaced not to exceed 500 feet, or 600 feet if all homes are protected by approved automatic fire sprinkler systems.
11. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with Section 312. A perimeter around the hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.
12. The maximum distance from a one- or two-family dwelma, or one-family dwelling to a fire hydrant shall not exceed 300 feet, as measured from an approved point on a street or road frontage to a fire hydrant. An approved point is defined as the property line furthest from the hydrant, at a right angle to the street.
13. Where streets are provided with median dividers, or have four or more travel lanes and a traffic count of more than 30,000 vehicles per day, hydrants shall be spaced at a
maximum of 1,000 feet along both sides of the street; arranged on an alternating basis at 500-foot intervals.

14. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide water for transportation hazards.

15. Two sources of water supply are required whenever 4 or more fire hydrants and/or sprinkler (per Section 903.3.1.1 and/or 903.3.1.2) lead-ins are installed on a single system.

16. For systems required to have two sources of water supply per C104.1, sectional control valves shall be installed so that no more than 2 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption. For systems permitted to have one source of water supply per C104.1, sectional control valves shall be installed so that no more than 3 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption.

Janice Thomas, Fire Protection Specialist
December 21, 2016

City of North Las Vegas
Planning & Zoning Division
2250 Las Vegas Boulevard North, Suite 114
North Las Vegas, NV 89030

RE: Tule Springs – Village 3 Lots 3.05, 3.07 and C-3.05B
(APNs 124-21-611-001, -002 and -006)
Letter of Intent for Tentative Map

Mr. Marc Jordan,

On behalf of our client, Pardee Homes, we respectfully submit this application package of the Tentative Map for Lots 3.05, 3.07 and C-3.05B of Village 3 within Tule Springs. The parcels are located at the southeast corner of Dorrell Lane and Gliding Eagle Street and consists of a total of 38.25 acres of which part will be a modified trail corridor (2.43 AC) and a remnant lot in 3.07 for future development (16.81 AC). The proposed development consists of a 113-lot single family residential subdivision on 19.01 AC, which results in a density of 5.94 dwelling units per acre. The site is currently zoned PCD which the developer intends to modify to R-CL PCD. The typical lot size is 4,800 square feet.

The proposed subdivision will have two entrances, one off Dorrell Lane and another off of Gliding Eagle Street. The interior streets will include a 44.5-foot wide private street with 3.5-foot wide sidewalk on one side, which are consistent with the adjacent development that Pardee Homes is doing in Eldorado.

Pardee Homes looks forward to the development of this site within the City of North Las Vegas. This project will provide a good fit with the land use, character, and development of the adjacent surrounding neighborhoods. Should you have any questions or wish to discuss this request further, please feel free to contact me at (702) 284-5300.

Sincerely,

Slater Hanifan Group

James Hackman, PE
Project Manager
Applicant: Pardee Homes of Nevada
Application Type: Tentative Map
Request: Allow 113-Single Family Lots
Project Info: Northeast Corner of Deer Springs Way and Gliding Eagle Road Alignment
Case Number: T-1400
12/29/2016