



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 8.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: T-1429 (60787) VILLAGES AT TULE SPRINGS VILLAGE 4 PARCEL 4.01, 4.02 & 4.05. Applicant: KB Home. Request: A tentative map in an R-2 / PCD (Medium High Density Residential / Planned Community District) and R-CL / PCD (Medium Density Residential / Planned Community District) to allow a 451-lot, single-family residential subdivision. Location: Generally northwest of Deer Springs Way and Lawrence Street. (APNs 124-23-112-001, 124-23-511-001 and 124-23-611-002). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that T-1429 be continued indefinitely to allow the applicant address the concerns listed below.

However, if the Planning Commission determines that approval is warranted conditions of approval have been provided.

GENERAL INFORMATION:

Comprehensive Plan:	Master Planned Community
Existing land use and zoning:	Undeveloped; R-CL / PCD; Medium Density Residential / Planned Community District
Surrounding land use and zoning:	<u>North:</u> CC-215 & Undeveloped; MPC, Master Planned Community District <u>West:</u> Commercial; C-2, General Commercial District <u>East:</u> Undeveloped; PUD, Planned Unit Development District <u>South:</u> Single-Family Residential; R-1, Single-Family Low Density District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval of a 451 lot tentative map on approximately 60.01 acres with an overall net density of 7.5 dwelling units per acre on parcels 4.01, 4.02, and 4.05 within the Villages at Tule Springs Master Planned Community. The subject parcel is an “L” shaped development that stretches from Deer Springs north to CC-215, then west between CC-215 and Dorrell Lane to the commercial development. The proposed tentative map has two zoning classifications: R-2 / PCD, which allows a density of up to 14.9 du/a and R-CL / PCD, which allows a density of up to 7.4 du/a. The proposed lots range in size from 3,569 square feet to 6,749 square feet. The typical lot size is either 3,570 square feet (35’ X 102’) or 4,860 square feet (45’ X 108’). The R-2 / PCD lots are the smaller lots and are located near the CC-215 right-of-way (Parcels 4.01 & 4.02). The Parcel 4.01 lots are designed for duplexes, while the Parcel 4.02 lots are smaller lot detached homes. The larger lots are located near Deer Springs Way in Parcel 4.05. This is within the Villages at Tule Springs and is subject to their Development Standards.

The applicant is proposing to develop the site with 47 foot-wide private streets, which contains five foot wide sidewalks and pedestrian paths to the perimeter pathways. Access to the development is from three gated entries, two located on Dorrell Lane, and one off of Seeds Fate Street. Additionally, between Parcel 4.01 and 4.02 there is a pedestrian trail that is approximately 60 feet in width and connects Dorrell Lane to the proposed CC-215 trail.

Perimeter landscaping has not been provided with this tentative map. The master developer has created a common lot between the subject parcel and the right-of-way that is approximately 25 feet in width along Deer Springs Way, and 20 feet along Dorrell Lane and Seeds Fate Street. The common lot will provide the required perimeter landscaping and required sidewalk in a pathway. The sidewalk width is five or eight feet along Dorrell Lane, Deer Springs Way and Seeds Fate Street.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	The North Las Vegas Police Department has no issues with this application and recommends approval.
Fire:	Please see the attached memorandum.

ANALYSIS

The proposed tentative map is within the Villages at Tule Springs (VTS) Master Planned Community. As with other master planned communities, they use frozen development

codes (Titles 16 & 17) from June 5, 2015 supplemented by Development Standards (DS). The DS contains unique land use and zoning classifications for the community which makes the R-CL in VTS slightly different than within the rest of the city. The largest differences are density and lot sizes. The lots are slightly smaller in VTS (3,500 vs 3,600 square feet) but the maximum density is only 7.4 du/a vs 7.99 du/a within the City.

The parcels are zoned R-CL / PCD a residential use that allows single-family homes and attached multi-family (4-plexes) with a density up to 7.4 dwelling units per acre or R-2 / PCD a residential use that allows detached and attached homes with a density up to 14.9 dwelling units per acre. The minimum lot size is 3,500 square feet for single-family dwellings with a minimum lot width of 35 feet for any single-family dwelling. The proposed development has a density of 7.5 dwelling units per acre, and is in compliance with the density standards of the neighborhood.

The development is in compliance with the setbacks of the R-CL / PCD & R-2 / PCD District. The minimum lot width for each building is 35 feet. The required setbacks are 10' in front; 15' for the rear; and 5' for side lot lines (R-CL) and 10' in front, 10' in rear, and 5' for side lot lines (R-2). However, as there are more than 10 houses located on a straight street segment, the varying setback program is required. The varying setback program requires three houses out of ten or four houses out of 15 within the straight segment to have an additional 2 feet of front setback. This additional setback should help break up the front building plain and provide a more interesting street frontage.

The development is required to provide a minimum rear yard of 600 square feet or 300 square feet of common open space per dwelling unit. The rear yard space is determined by using the required rear yard setback and the width of the lot. The applicant is providing 35 foot wide lots and proposing varying rear setbacks to provide a 600 square foot back yard. The minimum rear setback within the R-CL / PCD District is 15 feet and is only 10 feet in the R-2 / PCD. The VTS Development Standards measure the rear yard from the setback line, which is different than the standards in Park Highlands. Within Park Highlands (Valley Vista) the developer may provide varying rear setbacks to provide 600 square feet within each yard. However, that provision is not in the VTS Development Standards. Therefore, the 35 foot wide lots (Parcels 4.01 & 4.02) do not provide an adequate rear yard and additional common open space is required, Parcel 4.05 has 45 foot wide lots and a 15 foot rear setback so they provide 675 square feet per lot and are in compliance. The 348 lots within Parcels 4.01 and 4.02 must provide 300 square feet per lot, for a total of 104,400 square feet. The site does contain some small common elements that do provide some of the required open space (22,282 square feet), however an additional 82,118 square feet of open space is required.

Public Works has reviewed the site plan and is recommending a continuance to redesign the tentative map to comply with Villages at Tule Springs Development Standards. Specifically, six lots have driveways located within six feet of a curb return at a street intersection (lots 79, 85, 94, 117, 127, and 139). Additionally, the lots on

Streets “R” & “V” are not radial at the cul-de-sac. This does not comply with Title 16.20.02B, and Streets “R” & “V” need to be redesigned.

CONDITIONS:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances, including the Villages at Tule Springs Development Standards.
2. The site shall comply with the open space requirements for the Villages at Tule Springs, the open space may be provided or lots redesigned to for the lots within Parcels 4.01 & 4.02.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Per *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 222, “No driveway shall be located within six (6) feet of a curb return at a street intersection or alley.” Affected lots (139, 117, 79, 85, 94 & 127) will need to be revised to comply with the requirement.
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.”
7. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

8. All common elements shall be labeled and are to be maintained by the Home Owners Association.
9. 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.
10. 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.
11. Three (3) copies of a conforming tentative map incorporating the conditions of approval and compliance with the *Development Standards for the Villages at Tule Springs* 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.
12. All existing easements must be shown on civil plans/studies submitted to Public Works for review.
13. 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.
14. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222 and 222.1.
15. Deer Springs Way shall include a raised median per the approved design standards for the Villages at Tule Springs.
16. Approval of a traffic study update for each parcel 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.
17. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
18. Developer shall provide a phasing plan for the orderly construction of Offsite Improvements to be constructed by within and in support of the Master Planned Community. The subject phasing plan shall be submitted to the Department of

Public Works for review and approval prior to submitting civil improvement plans for this project..

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Memorandum
Letter of Intent
Tentative Map
Location and Zoning Map