



Planning Commission Agenda Item

Date: November 08, 2017
Item No: 6.

TO: Planning Commission

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

SUBJECT: **T-1424 (60270) RANCHO MIRAGE UNIT 3.** Applicant: Tioga, Inc./Mark Schnippel. Request: A tentative map in a PUD (Planned Unit Development District) to allow a 49-lot, single-family residential subdivision. Location: North of Ann Road and approximately 770 feet west of Commerce Street. (APNs 124-27-401-011 through 124-27-401-013, 124-27-410-050 through 124-27-410-052, 124-27-410-054 through 124-27-410-057, and 124-27-410-087). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that T-1424 be approved subject to conditions.

GENERAL INFORMATION:

Comprehensive Plan:	Single-Family Low
Existing land use and zoning:	Undeveloped, PUD, Planned Unit Development District
Surrounding land use and zoning:	<u>North:</u> Single-Family Residential and an Elementary School; R-1, Single-Family Low Density District <u>West:</u> Single-Family Residential; R-1, Single-Family Low Density, R-CL, Single-Family Compact Lot, and PUD, Planned Unit Development Districts <u>East:</u> Single-Family Residential; PUD, Planned Unit Development District <u>South:</u> Single-Family Residential; PUD, Planned Unit Development District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval for a 49-lot residential tentative map on approximately 7.35 acres. According to the tentative map, the typical lots would range from 4,448 to 8,586 square feet for a density of 6.66 dwelling units per net acre. The parcel is part of a Planned Unit Development, ZN-64-98, that was originally approved on March 6, 2002 with Ordinance No.1599. The proposed tentative map is a portion of the Rancho Mirage Development.

History of the Site: (Note: Phase numbers are determined by the date of development for the homes and not the zoning or tentative map dates.)

The site was originally planned under a Resolution of Intent (ROI No. 1501) that was approved by the City Council on March 7, 1990. The planned area was approximately 80 acres and is generally bounded by Revere Street to the west, Ann Road to the south, Commerce Street to the east and Watson Elementary School on the north. The original plan contained a small commercial area, located along Ann Road east of Revere Street; a centrally located park and a mix of R-1 and R-CL lots.

The first phase to be developed used R-CL lots located on both sides of Rancho Palms Road just north of Ann Road. The ROI (1501) was permanently rezoned by the City Council on April 2, 2003 per Ordinance 1778 and the tentative map (T-472) was approved by the Planning Commission on February 28, 1990. Construction of the first phase began in 1996 and continued until 2004.

The second phase of the development was developed using a Resolution of Intent (No. 2097) that was approved on January 20, 1999. The ROI (2097) was permanently rezoned as a Planned Unit Development by the City Council on March 6, 2002 with Ordinance number 1599 (ZN-64-98). The site contained approximately 18.83 acres. The PUD contained the park and 119 single-family lots. A portion of the PUD was developed, with 72 dwellings and a portion of the park. The homes were constructed from 2002 to 2004. The remaining portion of phase two is used to create the 49 lots within T-1424.

The third phase contained R-1 lots, which received zoning (ZN-98-02) with Ordinance No. 1705, and was approved by the City Council on September 18, 2002. The associated tentative map (T-943) was approved by the Planning Commission on August 28, 2002. The second phase is located to the north and west of the Rancho Mirage Park and contains 98 lots. All of phase three was constructed in 2004.

The fourth and fifth phase of the development were approved as two PUDs (ZN-26-03 & ZN-123-04) in 2003 and 2005. The two are located at the northwest corner of Ann Road and Commerce Street. The two PUDs use the central park as their open space and contain a total of 82 lots. These two phases were constructed between 2007 and 2009.

The proposed tentative map completes the Rancho Mirage Development and provides street connections throughout the neighborhood. The proposed tentative map is unique as it is finishing the development. The proposed lots must have a minimum lot area of 4,500 square feet as required by the approved PUD. The applicant is proposing to develop the site with a 48 foot wide street, with a four foot wide sidewalks on both sides of the street. This is the same design that was used with the previous development. With this development the applicant extends a single dead end street on Shimmering Sands Avenue.

Perimeter landscaping has not been provided with this tentative map. Seven lots back up to Ann Road and are located adjacent to the sidewalk. The original PUD did not require perimeter landscaping, and this tentative map does not provide any buffering landscaping adjacent to Ann Road.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comment.
Fire:	Please see the attached memorandum.
Building Safety:	No comment.

ANALYSIS

The proposed tentative map is in general compliance with the Zoning Ordinance and the PUD (Ordinance 1599). The streets and lot sizes are similar to the design that was originally approved. Most homes meet the minimum lot size of 4,500 square feet per dwelling with a minimum lot width of 45 feet for the single-family homes. One lot, number 35, does not meet the minimum lot size. This is a minor change, but a minimum 4,500 square foot lot is required. The proposed development has a density 6.66 dwelling units per acre, and is in compliance with the density standards of the neighborhood. The proposed internal street is a 48 feet which is in compliance with the PUD.

Open space for the development is provided within the existing park. The park was not fully developed with any of the phases and the park is no longer maintained. The HOA for Rancho Mirage which is responsible for the maintenance of the park no longer exists. There is not a mechanism for park maintenance. The existing PUD, including the proposed tentative map does provide the required open space, however the additional lots will not provide any additional park maintenance or amenities.

Public Works has reviewed the proposed tentative map and is recommending approval with conditions. One conditions requires the site to comply with the Fire Department requirements for dead-end streets longer than 150 feet in length. Oasis Ridge to Shimmering Sands is one long dead-end street. The requirement will require the

tentative map to be redesigned slightly to provide adequate access for emergency vehicles. Additionally, as this is part of a Planned Unit Development a Final Development Plan will also be required to be heard at the Planning Commission. The Final Development Plan will include building elevations for the proposed homes. Currently the applicant and land owner does not have a builder for this development and a Final Development Plan is premature.

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. All lots shall be a minimum of 4,500 square feet in size.
3. A Final Development Plan shall be reviewed and approved by the Planning Commission, prior to development of the single-family homes.

Public Works:

4. 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.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
6. 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. Shimmering Sands Avenue
 - b. Sun Mountain Avenue
 - c. Oasis Ridge Street
 - d. Park Royal Drive
 - e. Coral Sun Street
 - f. Bright Lights Avenue
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

8. 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.
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. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Appropriate subdivision 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.
12. The property owner shall apply for a vacation of previously dedicated right-of-way that is no longer needed for this development (extension of Park Royal Drive east of Oasis Ridge Street).
13. All off-site improvements must be completed prior to final inspection of the first building.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. 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.
16. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
17. Proposed residential driveway slopes shall not exceed twelve percent (12%).
18. 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.

19. Approval of a drainage study is required prior to submittal of the civil improvement plans.
20. 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.
21. Compliance with the Fire Department requirements for dead end streets longer than 150' will require modifications to the site plan that may result in fewer lots.
22. 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 Prevention Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Zoning Map