



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 7.

TO: Planning Commission

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

SUBJECT: T-1428 (60786) VILLAGES AT TULE SPRINGS VILLAGE 4 PARCEL 4.03. Applicant: KB Home. Request: A tentative map in an R-CL / PCD, (Medium Density Residential / Planned Community District) to allow a 134-lot, single-family residential subdivision. Location: Generally northeast of Deer Springs Way and Donna Street. (APN 124-23-212-001). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that T-1428 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:	<p><u>North</u>: Undeveloped; R-2 / PCD; Medium High Density Residential / Planned Community District</p> <p><u>West</u>: Undeveloped and Commercial; PSP / PCD, Public Semi-Public / Planned Community District & C-2, General Commercial District</p> <p><u>East</u>: Undeveloped; PSP / PCD, Public Semi-Public / Planned Community District</p> <p><u>South</u>: Single-Family Residential; R-1, Single-Family Low Density District</p>

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval of a 134 lot tentative map on approximately 24.8 acres with an overall net density of 5.4 dwelling units per acre on parcel 4.03 within the Villages at Tule Springs Master Planned Community. The parcel is located between Deer Springs and Dorrell Lane east of the Las Vegas Wash. The proposed tentative map is zoned R-CL / PCD, which allows a density of up to 7.4 du/a. The proposed lots range in size from 5,439 square feet to 10,709 square feet. The typical lot size is approximately 5,500 square feet (50' X 110'). 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 one gated entry located on Dorrell Lane, with an emergency access off of Bostick Weir Street.

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, 20 feet along Dorrell Lane and 15 feet along Bostick Weir Street. The common lot will provide the required perimeter landscaping and required sidewalk in a pathway. The sidewalk width is eight feet along Dorrell Lane and Deer Springs Way and five feet on Bostick Weir 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 parcel is 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. The minimum lot size is 3,500 square feet for single-family dwellings with a minimum lot width of 35 feet for any multifamily dwelling. The proposed development has a density of 7.4 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 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. 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 50 foot wide lots. The minimum rear setback within the R-CL / PCD District is 15 feet. Each yard provides approximately 750 square feet and the private open space requirements have been met.

Village 4 contains one small trail segment, for the Upper Las Vegas Wash Trail. The trail is located to the west of the proposed tentative map and contains both a trail and a regional flood control facility. The VTS Parks and Trails agreement identifies the total width of the trail as approximately 90 feet. The trail is a 25 feet in width and is located between the drainage channel and the residential homes. The proposed tentative map identifies the trail as approximately 70 feet in width with 13 feet on either side of the drainage channel. This is inadequate width to provide the trail, and should be modified to comply with the trail plan. (see attached Neighborhood Park 4.02 Plan)

Public Works has reviewed the site plan and is recommending the item be continued indefinitely to allow the map to be redesigned to comply with Villages at Tule Springs Development Standards. Specifically, Street "Z" does not meet the curvilinear street standards. Within VTS, any street that is 650 feet in length must have 25 feet of lateral deviation. Street "Z" is straight and does not provide the deviation. Additionally as Street "Z" is adjacent to the trail, access to the trail is required every 600 linear feet. There is access along the north of the tentative map to the trail, but an additional access path is required.

Additionally, the utilities are located within the street. However, because the storm drain is proposed for a depth of 13 to 15 feet, the typical easement is not sufficient. This will require a 50 foot wide utility easement and streets that are 60 feet in width, instead of the 47 foot wide streets that are proposed. Also the lots on Street "DD" are not radial at

the cul-de-sac. This does not comply with Title 16.20.02B, and Street “DD” needs 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 Upper Las Wash Trail shall be constructed as depicted in the Villages at Tule Springs Parks and Trails agreement (Neighborhood Park Parcel 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. Due to the multiple utilities and depth of the proposed storm drain, affected drainage easements will need to be a minimum of fifty (50) feet in width and the affected private streets will need to be a minimum of sixty (60) feet in width rather than forty-seven (47) feet.
6. 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.
7. Interior streets in excess of six hundred and fifty (650) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.

For information only:

“Curvilinear street” means a street in excess of six hundred and fifty (650) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every six hundred and fifty (650) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per six hundred and fifty (650) foot street segment.

8. 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.”
9. 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.
10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. 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.
12. 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.
13. 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.
14. All existing easements must be shown on civil plans/studies submitted to Public Works for review.
15. 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.

16. 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.
17. Deer Springs Way shall include a raised median per the approved design standards for the Villages at Tule Springs.
18. 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.
19. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
20. 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.
21. The median in Dorrell Lane west of Bostick Weir Street is not required.

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Memorandum
Letter of Intent
Tentative Map
Villages at Tule Springs Neighborhood Park Parcel 4.02 Plan
Location and Zoning Map