

**AGENDA MEMO - COMMUNITY DEVELOPMENT****PLANNING COMMISSION MEETING DATE: APRIL 11, 2023****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: NORTHLAND, LLC**

**** STAFF RECOMMENDATION(S) ****

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|------------------------------|
| 23-0059-TMP1 | Staff recommends APPROVAL, subject to conditions: | |

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

NOTICES MAILED

N/A

**** CONDITIONS ****

23-0059-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Conditions Page Two
April 11, 2023 - Planning Commission Meeting

Public Works

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
8. Sewer laterals for lots adjacent to existing sewer lines as shown on the approved Tentative Map shall be built with the phase that is installing the existing sewer in Sandlot Lane, Garnet Fire Lane, Saffron Spice Place, Poppy Spice Lane, Sangria Sunrise Avenue (Lots 597-605, 608-615, 621, 622, 630, 631, 676-721).
9. Comply with previously approved Drainage Plan and Technical Drainage Study.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Staff Report Page One
April 11, 2023 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 149-unit residential subdivision on 24.84 acres within the Master Plan area of Trilogy Sunstone consisting of attached and detached single-family units at the northeast corner of Sunstone Parkway and Sun Village Park Drive.

ISSUES

- The subject site is a 24.84-acre portion of a 56.08-acre parcel located within the AQ (Age Qualified Residential) District of Trilogy Sunstone.

ANALYSIS

The subject property is part of the Sunstone Master Plan Area governed by the Trilogy Sunstone – Active Adult Parcel Design Guidelines adopted on April 11th, 2019. On July 23rd, 2019 the Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. On February 10, 2020 a Final Map (FMP-77750) [Book 161, Page 40 of Plats] was recorded for the Master Planned Community. On November 12th, 2020 the Department of Planning processed a request for a Parcel Map (100059-PMP) for Technical Review of a three-lot parcel map (Parcel 3) on 126.85 acres located on the northwest side of Tee Pee Lane and Iron Mountain Road. The map was recorded on 02/23/21.

The Trilogy Sunstone Land Use Plan designates the subject property as AQ (Age Qualified), which allows a maximum density range of 25 dwelling units per acre, with an average of 6.50 dwelling units per acre. The applicant has proposed to develop the subject site with 44 attached (townhome) units and 105 detached (single family) units. The attached product will be developed in accordance with the Trilogy Sunstone R-TH (Single Family Attached) development standards, and the detached product will be developed in accordance with Trilogy Sunstone R-1 (Single Family Residential) development standards.

The proposed tentative map utilizes a remnant lot and Parcel 3 from Tentative Map 21-0524-TMP1 approved by Planning Commission on October 12, 2021. The proposed 36-foot private residential street configuration meets the minimum standards set forth in exhibit 2-A for cross section “D” outlined in the Trilogy Sunstone – Active Adult Parcel Design Guidelines. The proposed street configurations meet the minimum standards set forth by the Sunstone – Design Guidelines and Title 19 development standards.

Staff Report Page Two
April 11, 2023 - Planning Commission Meeting

Per Section 4.2 of the Trilogy Sunstone Design Guidelines, the maximum retaining wall height shall be six feet on exterior walls and eight feet on interior walls. Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed 12 feet to the visible edge and 14 feet to the homeowner side. The submitted cross sections do not show any retaining walls higher than six feet and the height of both screen and retaining walls does not exceed 12 feet to the visible edge. As proposed, the exterior perimeter "Theme Wall" of the subdivision will be a combination of a six-foot tall painted slump block which will be designated to adhere to Trilogy Sunstone Section 6 Design Guidelines.

The submitted cross sections depict a maximum natural grade greater than two percent across this site (east/west/north/south). It appears that a maximum of six feet of retaining is shown with a four-foot and three-foot stepped along the east property line. Per the submitted cross sections, no retaining walls are specifically identified on the northern or southern property line.

The Clark County School District projects that approximately 56 primary and secondary school students would be generated by the proposed development on this site. Of the four schools serving the area (James Bilbray Elementary School, Scherkenbach Elementary School, Ralph Cadwallader Middle School and Arbor View High School), the District notes that Arbor View High School was over capacity for the 2022-23 school year, and no new schools are planned in this area at this time.

FINDINGS (23-0059-TMP1)

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Trilogy Sunstone Active Adult Parcel Design Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

Staff Report Page Three
April 11, 2023 - Planning Commission Meeting

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|--|
| 01/15/21 | The Department of Community Development - Planning Division administratively approved a Minor Amendment (21-0010-SUP1) to a previously approved Special Use Permit (SUP-78437) to allow a 690 square-foot reduction for a restaurant with alcohol use where 5,090 square feet with a 1,125 square-foot outdoor seating area was previously approved at the northeast corner of Log Cabin Way and Sky Pointe Drive. |
| 02/03/21 | A Final Map (100032-FMP) recorded for 14-Lots and 6 Common Lots on 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive. |
| 02/23/21 | A Parcel Map (100059-PMP) recorded for a three-lot parcel map on 126.85 acres located on the northwest side of Tee Pee Lane and Iron Mountain Road. |
| 03/09/21 | The Planning Commission approved a request for a Tentative Map (20-0380-TMP1) for a 258-lot single-family attached and detached residential subdivision (Parcel 3 at Sunstone Phase 2a And 2b) on a 44.48 acre portion of 166.80 acres located east of Skye Pointe Drive between Moccasin Road and Kyle Canyon Road. |
| 08/10/21 | The Planning Commission approved a request for a Major Modification (21-0395-MOD1) to modify the parking requirements for the Trilogy Sunstone R-TH standards at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment. |
| 03/08/22 | The Planning Commission approved a request for a Tentative Map (22-0039-TMP1) for a 150-lot single-family detached and attached residential subdivision on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. Staff recommended approval of the request. |
| 01/18/23 | The Department of Community Development - Planning Division processed a request for a Final Map (100297-FMP) for a 150-lot single-family detached and attached residential subdivision on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. The map has not been recorded. |

| <i>Most Recent Change of Ownership</i> | |
|---|--|
| 11/07/13 | A deed was recorded for a change in ownership. |

| <i>Related Building Permits/Business Licenses</i> | |
|--|--|
| 07/29/20 | A mass grading permit (L20-00521) was issued for Parcel 3 at Sunstone at the intersection of US 95 and Kyle Canyon Road. The permit is active. |

Staff Report Page Four
April 11, 2023 - Planning Commission Meeting

| Pre-Application Meeting | |
|--------------------------------|--|
| 01/31/23 | Staff provided the applicant a submittal checklist for the proposed single-family residential subdivision in Sunstone. |

| Neighborhood Meeting | |
|--|--|
| A neighborhood meeting was not required, nor was one held. | |

| Field Check | |
|--------------------|--|
| 02/23/23 | Staff observed the Master Plan area of Sunstone under construction during a routine field check. Nothing of concern was noted by staff during the visit. |

| Details of Application Request | |
|---------------------------------------|-------|
| Site Area | |
| Gross Acres | 24.84 |

| Surrounding Property | Existing Land Use Per Title 19.12 | Planned or Special Land Use Designation | Existing Zoning District |
|-----------------------------|--|---|---------------------------------|
| Subject Property | Undeveloped | TND (Traditional Neighborhood Development) – AQ (Age Qualified) | T-D (Traditional Development) |
| North | Undeveloped | TND (Traditional Neighborhood Development) – P (Open Space) | T-D (Traditional Development) |
| South | Undeveloped (Under Construction) | TND (Traditional Neighborhood Development) – P (Open Space) | T-D (Traditional Development) |
| East | Undeveloped | TND (Traditional Neighborhood Development) – AQ (Age Qualified) | T-D (Traditional Development) |
| West | Undeveloped | TND (Traditional Neighborhood Development) – AQ (Age Qualified) | T-D (Traditional Development) |

Staff Report Page Five
April 11, 2023 - Planning Commission Meeting

| <i>Master and Neighborhood Plan Areas</i> | <i>Compliance</i> |
|--|--------------------------|
| Las Vegas 2050 Master Plan Area: Kyle Canyon | Y |
| Sunstone | Y |
| <i>Special Area and Overlay Districts</i> | <i>Compliance</i> |
| T-D (Traditional Development) District | Y |
| <i>Other Plans or Special Requirements</i> | <i>Compliance</i> |
| Trails | N/A |
| Las Vegas Redevelopment Plan Area | N/A |
| Interlocal Agreement | N/A |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A |
| Project of Regional Significance | N/A |

DEVELOPMENT STANDARDS

Pursuant to Trilogy Sunstone R-TH (Single Family Attached) Development Standards, the following standards apply:

| <i>Standard</i> | <i>Required/Allowed</i> |
|--|---|
| Min. Lot Size | 1,280 SF |
| Min. Lot Width | 20 Feet |
| Front (From Interior Street, Paseo or Common Open Space) | 5 feet from Porch 8 feet to single-story living 5 feet max or 18 feet minimum to face of front entry garage door |
| Front (From Court Street or Drive Aisle) | 5 feet to second story living over garage 5 feet to porch 10 feet to single story living 10 feet to second story living 5 feet max or 18 feet minimum to face of garage door |
| Side | 0 feet a common wall 5 feet at building end wall |
| Corner Side | 5 feet |
| Rear (Rear Yard with No Alley) | 5 Feet |
| Rear (Rear Yard from alley) | 5 feet max or 18 feet minimum to face of garage door |
| Max. Lot Coverage | 95 % or less (includes detached structures and garage area) |
| Max. Building Height | 3 Stories / 45 Feet |

Staff Report Page Six
April 11, 2023 - Planning Commission Meeting

Pursuant to Trilogy Sunstone R-1 (Single Family Residential) Development Standards, the following standards apply:

| Standard | Required/Allowed |
|-----------------------------------|---|
| Min. Lot Size | 4,500 SF |
| Min. Lot Width | 40 Feet |
| Standard | Required/Allowed |
| Front (measured from sidewalk) | 14 feet to single story living, porch or attached side entry garage elements (may be reduced to 10 feet at single story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20 feet to second story elements 20 feet to face of front entry garage door |
| Side | 5 feet |
| Corner Side | 8 feet to ground level porch to roof overhang 10 feet to living from sidewalk or 5 feet from common element |
| Rear | 5 Feet |
| Max. Lot Coverage | 60% or less (includes detached structures and garage area) |
| Max. Building Height | 3 Stories / 35 Feet |

| 19.04.040 Connectivity | | |
|--|----------------|----------------|
| Transportation Network Element | # Links | # Nodes |
| Internal Street | 17 | |
| Intersection – Internal | | 10 |
| Total | 17 | 10 |
| Provided | | |
| Connectivity Ratio (Links / Nodes): | 1.70 | |

Projects located within Sunstone are not subject to the automatic application of Connectivity. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City where a Connectivity Ratio of 1.30 is required.

| Streetscape Standards | Required | Provided | Compliance |
|--|--|--|-------------------|
| Private Residential Street with Parking One Side | 36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot “roll” type curb or vertical curb and gutter. | 36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot “roll” type curb or vertical curb and gutter. | Y |

Staff Report Page Seven
 April 11, 2023 - Planning Commission Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

| <i>Use</i> | <i>Gross Floor Area or Number of Units</i> | <i>Required</i> | | |
|------------------------------|---|---|-----------------------|-----|
| | | <i>Parking Ratio</i> | <i>Parking</i> | |
| | | | Regular | ADA |
| Trilogy Sunstone R-1 | 105 | 2 unimpeded spaces per unit within an enclosed garage. | 210 | |
| Trilogy Sunstone R-TH | 44 | 2 unimpeded spaces per unit within an enclosed garage. When dwelling units provide only 1 unimpeded space within an enclosed garage, provide additional 1 off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces. | 88 | |
| TOTAL SPACES REQUIRED | | | 298 | |