

BUSINESS

3. **AMP-10-2020 LONE MOUNTAIN/ALLEN (PUBLIC HEARING). APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM RANCH ESTATES TO SINGLE-FAMILY LOW. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

Planning Manager Eastman presented Item No. 3, AMP-10-2020, Item No. 4, ZN-15-2020 and Item No. 5, T-MAP-09-2020 together but noted they would be voted on separately. He stated that AMP-10-2020 was an application to amend the Comprehensive Master Plan to change the land use designation from Ranch Estates to Single-Family Low; ZN-15-2020 was a request for a property reclassification to change the zoning designation from the Ranch Estates District to a PUD Planned Unit Development District to allow development of a 53-lot single-family development; and T-MAP-09-2020 was the proposed tentative map for the 53 lot single-family subdivision. He stated the area for development was a narrow strip of the Ranch Estates Preservation Area that connected a much larger section to the west to a smaller section to the east. He added that additional Ranch Estates Preservation Area exists to the north; to the south is an R-1 (Single-Family Low) style development and also to the northeast is an R-1 style development. He stated that staff felt that the area, as a transition area, could support a development that was a hybrid between the Ranch Estates and the R-1 style development. He noted that the site is within the Ranch Estates Rural Preservation Overlay District and that the overlay would take precedence at times. He stated that the area is designated for preservation as part of the Ranch Estates District. He noted that development would need to have the same rural characteristics as the other properties within the rural preservation area.

Manager Eastman stated that the applicant proposed 10,000 square foot lots, where 20,000 square feet was required and that previously, before the 2011 re-write of the code, the minimum Ranch Estates lot size was 15,000 square feet and the majority of the neighborhood was developed using the standard of the 15,000 square-foot lot. He stated that the proposed 10,000 square-foot lots which was a hybrid between the larger Ranch Estates and the R-1 lots. He noted that the PUD represented 53 lots that are 10,000 square feet in size with items that would be unique to blend the site in to the rest of the neighborhood including a proposed equestrian trail along Willis Street, Allen Lane and Lone Mountain Road. He stated the equestrian trail should continue down Lone Mountain Road to connect to the smaller Ranch Estates area to the east of the site. He noted that there was one lot adjacent to a City-owned well facility that meets the 10,000 square-foot lot size and lot width but that it was triangular in shape with a smaller strip along the front and was not compatible with the rest of the development. Staff felt the lot should be removed. He noted that several letters, cards, emails and petitions were received in opposition to the development.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and stressed that the intent was not to pull the properties out of the Ranch Estates Rural Preservation Overlay District. She noted that she has been working on the project for more than one year and significant changes were made from the previous proposal and based on neighbor concerns. She provided a description of the property noting there were two parcels in the development. She noted there were struggles due to the shape of the parcels. She stated it was recommended that access be from Lone Mountain Road to retain the rural neighborhood and that the project was created to be compatible with the area and to front on Lone Mountain Road. She noted that the neighbors expressed their concern that the properties remain in the overlay to protect the area. She stressed the intent of the proposed development would be to keep the area rural in nature, buffer the traffic from Lone Mountain Road and correct drainage issues. She provided conditions discussed at neighborhood meetings which the residents would support the development such as:

- All single-family homes
- Minimum 10,000 square-foot lots
- Equestrian trail with three feet of landscaping, seven foot equestrian trail, five-foot sidewalk, five feet landscaping, then the curb along Lone Mountain Road, Allen Lane and Willis Street
- White three-rail fence along Lone Mountain to create a rural feel
- Disclosure regarding farm animals in the area
- No interior street lights, only coach lights on the homes
- Limiting street lights on the exterior areas complying with rural standards
- Minimum 8 foot wall along northern property line between Willis and Allen
- No poisonous plants on perimeter landscaping due to the animals in the area

Chairman Kraft opened the public hearing.

City Clerk Raynor stated that as of 3 p.m. the City Clerk's Office received 13 pieces of correspondence in regards to Item Nos. 3, 4 and 5.

A letter was submitted by Sherrie Snyder asking the Commission to seriously review the neighborhood's concerns. Attached to the letter she included a petition that was circulated on January 23, 2020 with the following signatories, stating their opposition to these items:

Sherrie Snyder, 3728 West Verde Way, North Las Vegas
Constance Snyder, 3728 West Verde Way, North Las Vegas
Courtney Owens, 4016 Cotton Gum Court, North Las Vegas
Eric Wexler, 3665 Calumet Farm Circle, North Las Vegas
Rita Wexler, 3665 Calumet Farm Circle, North Las Vegas
Paul Scott, 3788 Calumet Farm Circle, North Las Vegas

Calvin Mahlum, 4016 Madrone Drive, North Las Vegas
Charlene Buie, 4704 Estate Ranch Street, North Las Vegas
Cynthia White, 4704 Estate Ranch Street, North Las Vegas
Victoria Byes, 4850 North Kenny Way, North Las Vegas
Ivan Caulier, 3405 West Verde Way, North Las Vegas
Maria Ornelas, 4644 Startrain Drive, North Las Vegas
Carlos Tapia, 3390 West Lone Mountain Road, North Las Vegas
Jan Bowers, 4952 Grimespound Court, North Las Vegas
Marc Johnson, 3909 West Verde Way, North Las Vegas
Mary Johnson, 3909 West Verde Way, North Las Vegas
Gregory McNulty, 4890 Willis Street, North Las Vegas
Gustave Rodriguez, 3307 West Lone Mountain Road, North Las Vegas
Jaime Medina, 3816 West Verde Way, North Las Vegas
Matthew Fain, 4714 North Kenny Way, North Las Vegas
Cesar Quintana, 3715 West La Madre Way, North Las Vegas
Isai Jimenez, 3933 West La Madre Way, North Las Vegas
Julie Shaw, 4728 Ferrell Street, North Las Vegas
Jennifer Edmunds, 3728 Calumet Farm Circle, North Las Vegas
Melanie Wade, 3724 Calumet Farm Circle, North Las Vegas
Juan Jimenez, 3933 West La Madre Way, North Las Vegas
Anncacher Khabay, 4652 Brushfire Street, North Las Vegas
Martha Caldera, 4712 Brushfire Street, North Las Vegas
Fred Young, 4704 Brushfire Street, North Las Vegas
Kathy Ujifusa, 3810 West Verde Way, North Las Vegas
Lance Ujifusa, 3810 West Verde Way, North Las Vegas
Charles Vanlandschoot, 3806 Verde Way, North Las Vegas
Richard Cody, 4739 Pony Express Street, North Las Vegas
Victoria Cody, 4739 Pony Express Street, North Las Vegas
Luis Lozoya, 4905 Allen Lane, North Las Vegas
Omar Artale, 4325 Thicket Avenue, North Las Vegas

Of those listed in the petition, eight individuals submitted personal emails expressing opposition to the items.

The following individuals did not sign the petition but were listed in an attachment to the petition expressing opposition to the items:

Clint Walker
Darryl Brock
Fernando Santoyo
William Werk

The City also received emails from the following individuals opposing approval of the three proposed items:

Leo Wong
Peter Wong
Chris Blair
Cynthia Fears

The following residents were opposed to the development for reasons such as maintaining the rural preservation area; concerns regarding the future of the school district; the safety and protection of the horses and farm animals; density of the development; protection of artesian wells which supply water for the animals; protection of animals from encroachment; increased traffic; and quality of ranch life:

Marilyn Kirkpatrick, 4747 Showdown Drive, North Las Vegas
Sherrie Snyder, 3728 West Verde Way, North Las Vegas
Constance Snyder, 3728 West Verde Way, North Las Vegas
Fernando Santoyo, 4890 Willis Street, North Las Vegas
Kathy Ujifusa, 3810 West Verde Way, North Las Vegas
Fred Young, 4704 Brushfire Street, North Las Vegas
Ivan Caulier, 3405 West Verde Way, North Las Vegas
William Werk, 4850 North Kenny Way, North Las Vegas
Victoria Byes, 4850 North Kenny Way, North Las Vegas
Luis Lozoya, 4905 Allen Lane, North Las Vegas

Mr. Wade, 1804 Castleberry Lane, North Las Vegas, stated he supported development and beautification of the area.

Ms. Allen thanked the residents for meeting and working with the developers and sharing their concerns. She read a petition into the record that was previously circulated by the applicant in support of the development. She clarified that homeowners in the development would be allowed to have at least one animal on the lot.

Commissioner Berrett thanked Ms. Allen for her efforts regarding the development. He stated he supported new development but it needed to be the right development for the area. He noted that the residents would support the development but were opposed to the smaller lots. He hoped that the developer could take the concerns into consideration and come back with more appropriate ranch style lots.

In response to a question from Commissioner Shoaff, Director Jordan noted that the property referred to in the center of the development near the well was City-owned property and the City did not want to sell the property. He stated he would contact Public Works to clean up the property. Commissioner Shoaff questioned if the property would be fenced off to avoid future issues and who was responsible for the street improvements. Traffic Engineer Reesman stated if the development moved forward, the developer would be responsible for half-street improvements.

Chairman Kraft thanked Ms. Allen for her presentation and thanked staff for working with the developers. He also thanked the residents for their participation. He was in support of developing vacant land and bringing in revenue but he felt that the rural preservation area should be maintained.

ACTION: DENIED

MOTION: Chairman Kraft

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

Director Jordan noted that since the Planning Commission denied AMP-10-2020, then the remaining items, ZN-15-2020 and T-MAP-09-2020 are not supported and should be denied.

4. **ZN-15-2020 LONE MOUNTAIN/ALLEN (PUBLIC HEARING). APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: A PROPERTY RECLASSIFICATION FROM R-E (RANCH ESTATES DISTRICT) TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CONSISTING OF 53 SINGLE-FAMILY LOTS. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

Please refer to comments in Item No. 3, AMP-10-2020.

Chairman Kraft opened the public hearing.

The following residents stated their opposition to the proposed development and the need to keep the zoning as Ranch Estates:

Fred Young, 4704 Brushfire Street, North Las Vegas
Ivan Caulier, 3405 West Verde Way, North Las Vegas
William Werk, 4850 North Kenny Way, North Las Vegas

Sherrie Snyder, 3728 West Verde Way, North Las Vegas
Luis Lozoya, 4905 Allen Lane, North Las Vegas

Chairman Kraft closed the public hearing.

ACTION: DENIED

MOTION: Commissioner Berrett

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

5. **T-MAP-09-2020 LONE MOUNTAIN/ALLEN. APPLICANT: ACAK IRREVOCABLE TRUST. REQUEST: A TENTATIVE MAP IN AN R-E (RANCH ESTATES DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO A PUD (PLANNED UNIT DEVELOPMENT DISTRICT), TO ALLOW A 53-LOT, SINGLE-FAMILY SUBDIVISION. LOCATION: GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY. (APNS 124-31-802-008 THROUGH 124-31-802-011, 124-32-401-005 AND 124-32-401-006)**

Please refer to comments made in Item No. 3, AMP-10-2020

ACTION: DENIED

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Armstrong, Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Greer

6. **SUP-29-2020 COLLISION WORKS LV (PUBLIC HEARING). APPLICANT: RICK QUAGLIATO. REQUEST: A SPECIAL USE PERMIT IN AN M-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY. LOCATION: 697 CORINTHIAN WAY. (APN 139-14-201-009)**

Planning Manager Eastman presented the item and stated that the applicant requested a Special Use Permit to allow a vehicle, boat and RV service facility in an M-2 General Industrial District located at 697 Corinthian Way. He stated the proposed use will occupy an existing building that was built in 2000 and complied with the Design Standards at that time. He noted that the existing landscaping would need to be