



Planning Commission Agenda Item

Date: February 10, 2021

Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: ZN-22-17 (PZ68640) SEDONA (Public Hearing). Applicant: Sedona Ranch Investment Partners, LLC. Request: An amendment to an existing PUD (Planned Unit Development District), to allow a 257-lot single-family subdivision and a 2.6 acre commercial development containing a convenience food store with gas pumps. Location: Northeast corner of Ann Road and North 5th Street.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 124-26-401-003 and 124-26-401-004).

The applicant is requesting consideration to amend the PUD, Planned Unit Development for the subject property to decrease the size of the commercial parcel (Parcel 3.2); remove the multi-family residential and allow single-family residential on Parcel 3.1; and increase the density on Parcel 3.3 by reducing the lots sizes. The site is located on the northeast corner of Ann Road and North 5th Street.

BACKGROUND INFORMATION:

Previous Action	
A neighborhood meeting was held on November 30, 2020 at 6:30 p.m. at the Skyview Y.M.C.A located at 3050 East Centennial Parkway, North Las Vegas, NV 89081. The meeting was attended by one neighbor that did not express any concerns with the amendment to the PUD.	

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-20-2020	A tentative map in a PUD (Planned Unit Development District), to allow a 257-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
North	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Neighborhood	R-E, Ranch Estates	Undeveloped
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential and Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission consideration to amend the existing PUD, Planned Unit Development to allow a reduction to the commercial parcel (Parcel 3.2) and remove the multi-family residential in Parcel 3.1 and replace with single-family residential. Additionally, the applicant intends to reduce the lot sizes in Parcel 3.1 and Parcel 3.3 to reduce the lot sizes from 3,600 square feet to 3,045 square feet.

The original PUD, Planned Unit Development (ZN-22-17) Ordinance No. 2824 was approved by City Council on August 16, 2017. The property was reclassified from R-E, Ranch Estates Residential District to a PUD, Planned Unit Development District. ZN-

22-17 was approved for approximately 123 acres of single-family lots (approximately 710 dwelling units); approximately 12 acres of multi-family residential (approximately 384 multi-family dwelling units); and approximately 22 acres of commercial development. The property was bounded by El Campo Grande Avenue to the north, Ann Road to the south, Bruce Street to the east, and Commerce Street to the west.

An amendment to ZN-22-17 (Ordinance No. 2970) was approved by City Council on June 19, 2019 allowing the removal of 19.1 acres of commercial development and adding 16.5 acres of single-family and 2.6 acres of multi-family residential development on the east and west side of North 5th Street between Ann Road and El Campo Grande.

Currently Parcel 3.2 is 4.09 acres, Parcel 3.1 is 10 acres and Parcel 3.3 is 20.19 acres per the amended PUD, Planned Unit Development District (ZN-22-17). The applicant is requesting to reduce the acreage of Parcel 3.2 (commercial); remove the multi-family from Parcel 3.3 and replace the multi-family with ninety three (93) 3,035 square foot single-family lots; and reduce the lot size in Parcel 3.1 from 3,600 square foot single-family lots to 3,045 square foot single-family lots. The following table breaks down the proposed revisions:

Sedona Ranch (Table 1)							
Single Family Components							
Parcel	Acreage	*Lots	Density (DU/AC)	Lot Size	Proposed Open Space (SF)	Required Open Space (SF)	**Actual Provided Open Space (SF)
P-1.1	21.02	124	5.90	40' X 100' & 45' X 100'	81,641	74,400	77,345
P-1.2	19.84	94	4.74	50' X 102'	66,873	56,400	65,444
P-2.1	21.44	146	6.81	40' X 90'	82,058	87,600	77,210
P2-2.2A	16.50	104	6.30	40' X 90'	64,186	62,400	58,406
P-3.1	12.7	93	8.02	35' X 87'	58,461	46,500	47,549
P-3.3	20.5	121	5.99	40' X 90'	84,377	72,600	78,631
P-4.1	20.47	128	6.25	40' X 100'	73,667	76,800	62,109
P-4.2	20.44	97	4.75	50' X 100'	81,976	58,200	74,307
Summary	139.9	814	5.82		534,778	488,400	488,434
Multi-Family Components							
Parcel	Gross Acreage	***Units	Density	Required Open Space			

P-3.1	12.7	317	24.96	127,000	
P-3.2	2.60	65	25.00	26,000	
P-3.4	2.89	72	24.91	28,800	
P-3.5	2.49	60	24.10	24,800	
Summary	6.01	132	24.85	53,600	
Commercial Components					
Parcel	Acreage	Required Plaza Space			
P-2.2B	5.50	275			
P-3.2	2.60	0			
Summary	8.10	275			
*The original preliminary development plan indicates that 714 single-family residential lots are proposed, with this amendment the total count is 1,074 lots.					
**Actual Provided Open Space does not include corner side landscaping or areas less than 20 feet in width.					
*** The original preliminary development plan indicates that 384 multi-family units are proposed, with this amendment the total count is 132 multi-family units.					

Parcel 3.2 is currently approved as 5.3 acres, the applicant is requesting to reduce the commercial parcel to 2.6 acres. The applicant is proposing a 5,200 square foot convenience food store with gas pumps and a carwash on 2.6 acres. The applicant's preliminary development plan shows a 5,200 square foot convenience food store; a 3,936 square foot fuel canopy; and a carwash. The applicant did not provide the square footage for the proposed carwash. According to the submitted site plan the applicant is providing 43 parking spaces for the site. The convenience food store is 5,200 square feet and requires 23 parking spaces; a carwash parking requirements are one (1) parking space per 200 square feet of GFA. The applicant will be required to comply with the parking requirements for the carwash since they did not provide the square footage of the carwash. This can be reviewed at the time of the final development plan. The site plan for the commercial does not show the required foundation landscaping or parking lot landscaping. This can also be reviewed at the time of the final development plan. The applicant provided elevations for the convenience food store and the gas canopy. The elevations show a stucco building with stone accents, the colors provided are a light tan and brown color for the stucco and stone accents; the elevations are show red as an accent color on the building. The elevations for the fuel canopy show the same materials and colors. The elevations appear to be in compliance with the commercial design standards. The applicant will need to comply with the commercial design standards for the proposed carwash and this can be reviewed with the final development plan.

The applicant has requested a "left-in" and "left-out" along Donna Street and North 5th Street for the commercial proposed on Parcel 3.2. Public Works has reviewed the

applicant's request and has no objection to the "left-in" and "left-out" at Donna Street as it meets the standards, however, the residential driveway at N. 5th Street shall be "left-in" only for the reasons stated in the original Ordinance. The original ordinance states the following:

- As shown on the applicant's tentative map, a channelized median per *Clark County Area Uniform Standard Drawing* number 221 shall be constructed to facilitate the left turn into the development.

Parcel 3.1 was previously approved for 10 acres to allow for a 250-unit multi-family residential complex. The applicant is requesting to add 2.7 acres from Parcel 3.2 to Parcel 3.1 and remove the 250-unit multi-family residential. The applicant is proposing to construct ninety-three (93) 3,045 square foot lots on the parcel. Staff is in support of the applicants request to construct the smaller lots on the parcel. The smaller lots and higher density is appropriate adjacent to North Fifth Street and the smaller lots will provide a range of housing options. The applicant did provide elevations for the proposed dwellings, however colors were not provided. The open space requirements for Parcel 3.1 is 500 square feet per unit. The required open space for Parcel 3.3 is 46,500 square feet. The approved PUD does allow for perimeter landscaping to be counted towards the open space requirement. The proposed development plan provides 47,549 square feet of open space and is in compliance with code requirements for open space. The internal streets are 47 feet with 5 foot sidewalks on each side.

Parcel 3.3 was previously approved for 121 single-family, 3,600 square foot lots. The applicant is requesting to use 3,045 square foot single-family lots and increasing the lot count to 164 units for Parcel 3.3. Staff does not support the applicant's request to reduce the lots sizes on this parcel. Smaller lots are more appropriate for areas such as the Job Creation Zone and high transit areas (North Fifth Street) to create higher density housing for the workforces living in those areas. Adding 20.5 acres of very small lot homes from Parcel 3.3 to the 12.7 acres from Parcel 3.1 will create too large a concentration of very small lots. Staff does not support amending the original approval to reduce the single-family lots in Parcel 3.3 to 3,045 square foot lots. This would create a large community of very small lots that is not appropriate in this development.

Staff supports the applicant's request to amend Parcel 3.2 and reduce the commercial portion of the site and add the acreage to Parcel 3.1. Staff supports the applicant's request to remove the multi-family residential from Parcel 3.1 and allow single-family homes on 3,045 square foot lots. Staff does not support the applicant's request to reduce the lot sizes in Parcel 3.3 to 3,045 square feet and increasing the unit count from 121 units to 164 units. Staff recommends that Parcel 3.3 remain as previously approved.

The proposed amendment to the PUD is consistent with the current land use designation; is compatible with the surrounding area and is consistent with the City's development standards. The proposed development serves to add new housing and commercial opportunities for the City. The proposed development should not impact, the health, safety, and general welfare of the public and the surrounding community. The City also does not anticipate any adverse impacts on facilities and services surrounding the subject site. Furthermore, the proposed development should not impact other properties in the vicinity as future development of this property would need to comply with the specifics of the particular PUD and its related conditions

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

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. The Commercial Components shall conform to the C-2 District standards and the Commercial Design Standards.
3. Only permitted uses of the C-2 District shall be allowed. Uses requiring a special use permit may also be permitted if a special use permit is approved by the Planning Commission or City Council as prescribed by the Zoning Ordinance. However, the following uses are allowed as principally permitted uses:
 - a. Banks
 - b. Health and Fitness Center
 - c. Child Care Facilities
 - d. Seasonal Agricultural Sales (Farmer's Markets, etc.)
 - e. Accessory uses provided for in Title 17, Section 17.20.040 may be allowed as prescribed according to Table 17.20-4.
 - f. Convenience food store with gas pumps on Parcel 3.2
 - g. Vehicle washing establishment on Parcel 3. 2
4. The incineration, screening, sorting, processing and stockpiling of on-site materials and all related uses, equipment and activity related to the "clean-up" of the functioning RC Farms and food waste may be permitted subject to the following:
 - a. All processing as indicated above shall not occur within 250 feet of any perimeter property line, or developed residential within the development.
 - b. All processed materials must be removed from the site.
 - c. Hours of operation will be allowed between 6 a.m. and 6 p.m., Monday through Friday. Furthermore, hours of operation shall be limited to 7 a.m. through 6 p.m. on Saturday, Sunday, and holidays. However, should the City receive complaints regarding these activities, the hours and days of operation could be altered by the Director of Public Works or their designee.
 - d. The incineration of materials shall be prohibited on Saturdays, Sundays, and holidays.
 - e. Rock crushing shall be prohibited.

- f. Stockpiles must not exceed six (6) feet in height and must be located at least 100 feet away from all property lines and rights-of-way. For stockpiles in place longer than three (3) months, a separate permit is required from Public Works.
 - g. The City of North Las Vegas reserves the right to monitor stated “clean-up” activities to ensure safe and sanitary measures are in place. Such activities shall not create a nuisance to existing homeowners.
 - h. Incineration equipment must be approved by the Southern Nevada Health District and Clark County Department of Air Quality and comply with all emission and odor requirements.
- 5. Lower density single-family may be developed within the areas designated as multi-family. However, should that occur, the minimum lot size must be 3,600 square feet, with a minimum lot width of 40 feet. Furthermore, appropriate open space, perimeter landscaping, and trail connections must also be provided and shown on the tentative map.
- 6. All perimeter landscaped areas next to Ann Road, Commerce Street, El Campo Grande Avenue, Goldfield Street, Donna Street, and Bruce Street must incorporate detached sidewalks within the perimeter landscaping.
- 7. The Single-Family Components shall conform to the following:
 - a. Building setbacks and height shall conform to the standards of the R-CL District.
 - b. The minimum lot size and dimensions shall generally conform to the typical standards shown on the preliminary development plan.
 - c. Trail connections shall be provided for each component as shown on the preliminary development plan. Furthermore, additional trail connections for P-2.1 and P-3.3 shall be developed to provide access to Ann Road in close proximity to the adjacent commercial components. All trail connections shall be shown on the respective Tentative Map.
 - d. Open space shall generally comply with the table shown on the preliminary development plan.
 - e. Each component shall comply with the open space requirements, perimeter landscaping, and corner side yard landscaping for the particular component as shown on the preliminary development plan.

- f. Perimeter walls shall be constructed as depicted on the preliminary landscaping plans submitted as part of this application.
 - g. Detailed landscaping plans shall be submitted for each phase of development in conjunction with the final map for each phase of development. Furthermore, each landscaping plan shall generally comply with the preliminary landscaping plan submitted as part of this application.
 - h. Individual neighborhood signage shall be submitted for Planning Commission review and approval with each Final Development Plan.
 - i. Open space and trail amenities shall be shown with the associated Final Development Plans. Furthermore, at a minimum each component shall contain the following amenities:
 - (1) One, covered tot lot with play structure for children and EDM resilient fall protection or one shaded ramada with a minimum dimension of 12' X 12', or a splash pad.
 - (2) Open play turf area.
 - (3) Picnic tables, benches, dog stations, and bar-b-que area(s).
 - (4) Perimeter landscaped areas shall contain benches and dog stations.
8. The Multi-Family Components shall conform to the R-3 District standards and Multi-Family Standards.
- a. The maximum density shall not exceed 25 dwelling units per acre.
9. Parcel 3.2 is reduced to 2.6 acres to accommodate a convenience food store with gas pumps.
10. Parcel 3.1 is increased to 12.7 acres in area; a maximum of 93 lots with a minimum area of 3,045 square feet are permitted on the parcel.

Public Works:

11. In addition to the requirement of this application to comply with the conditions of approval for ZN-22-17, which includes the dedication and construction of N. 5th Street, the applicant is required to construct a bus turnout within the exclusive right turn lane for the proposed commercial parcel on N. 5th Street per *Clark County Area Uniform Standard Drawing* number 234.4.

12. Per the *Master Plan of Streets and Highways* North 5th Street is the main arterial connecting the Northern Beltway to downtown; incidentally, access points are limited to maintain an optimum level of service while accommodating significant traffic volumes and transit, in accordance with the *North 5th Street Transit Supportive Concept Plan*. Approved driveway locations along North 5th Street, between Ann Road and El Campo Grande Avenue, shall be right-in / right-out.
13. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements* which includes a raised median within North 5th Street from Ann Road to El Campo Grande Ave. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 “A” type island curb; the median shall be landscaped in compliance with the North 5th Street standards.
14. All development along North 5th Street shall provide a twenty foot landscape and pedestrian access easement/common element adjacent to the right-of-way.
15. 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. Commerce Street
 - b. Goldfield Street
 - c. Donna Street
 - d. Bruce Street
 - e. Ann Road
 - f. El Campo Grande Avenue
 - g. North 5th Street
16. The civil improvements required of the developer will maintain full movement at the intersection of El Campo Grande Avenue and North 5th Street; however, as North 5th Street is a limited access arterial, the City of North Las Vegas reserves the right to restrict this access point to right-in/right-out in the future.
17. Right-of-way dedication for a CAT bus turn-out is required on Commerce Street near Ann Road per the *Uniform Standard Drawings for Public Works’ Construction Off-Site Improvements* Drawing Number 234.1 or

234.4.

18. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Ann Road and Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1, or as otherwise approved by the city traffic engineer.
19. Right-of-way dedication and construction of a flared intersection, including a right turn lane is required at Ann Road and North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
20. Right-of-way dedication and construction of a flared intersection is required at North 5th Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
21. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
22. 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.
23. The size and number of driveways 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.
24. Approval of a drainage study is required prior to submittal of the civil improvement plans.
25. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
26. All known geologic hazards must 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 building locations and require the submission of revised maps/plans requiring approval 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.

27. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (sidewalks on both sides of the street).
28. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
29. Proposed residential driveway slopes shall not exceed twelve percent (12%).
30. Appropriate subdivision and/or parcel 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.
31. The Department of Public Works has no objection to processing the requested parcel maps to create builder sized parcels (nominal 20 + acres) except for maps associated with APN 124-26-401-004. To process map(s) for this parcel the applicant shall provide civil improvement plans (bonded and approved) for the perimeter streets and infrastructure surrounding APN 124-26-401-001 (1.99 acres), 124-26-401-002 (2.34 acres) and 124-26-401-003 (4.75 acres), the remaining six hundred sixty (660+/-) feet of North 5th Street frontage and westerly six hundred sixty (660+/-) feet of Ann Road adjacent to APN 124-26-401-004.
32. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval of the phasing plan by the Department of Public Works is required prior to submitting onsite civil improvement plans for review.

33. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.
34. All common elements shall be labeled and are to be maintained by the Home Owners Association.
35. 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.
36. 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.
37. A revocable encroachment permit for landscaping within the public right of way is required.
38. 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."
39. 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.
40. Commercial driveways fronting any residential collector (60') streets within this development shall be prohibited.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Boundary Map

Convenience Food Store Elevations

Building Elevations

Floor Plans

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map