



Planning Commission Agenda Item

Date: February 10, 2021

Item No: 9.

TO: Planning Commission

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

SUBJECT: ZN-27-2020 ORCHARD CANYON (Public Hearing). Applicant: Richmond American Homes. Request: A property reclassification from a C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of an approximate 19 acre, 98-lot, single-family subdivision and a 9.6 acre commercial development containing a convenience food store with gas pumps. Location: Northwest corner of Tropical Parkway and Lamb Boulevard.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 123-30-601-013 thru 015).

The applicant is requesting consideration to reclassify (rezone) the subject property from C-2, General Commercial District to a PUD, Planned Unit Development District consisting of 28.6 acres to allow a 98-lot single family subdivision and retail uses including a convenience food store with gas pumps. The site is located on the northwest corner of Tropical Parkway and Lamb Boulevard.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on November 5, 2020 at 5:30 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 five neighbors that seemed pleased there would be less commercial at that location.
On March 15, 2006 City Council approved Ordinance No. 2245 to reclassify the property from C-2, General Commercial District to PUD, Planned Unit Development District.
On September 21, 2011 City Council approved Ordinance No. 2596 to reclassify the property from PUD, Planned Unit Development District to R-3, Multi-Family Residential District.

On April 18, 2018 City Council approved Ordinance No. 2878 to reclassify the property from R-3, Multi-Family Residential District to C-2, General Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
AMP-16-2020	An amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium on approximately 19 acres of a 28.6 acre site.
T-MAP-17-2020	A tentative map in a C-2 (General Commercial District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 98-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Single-Family Medium	R-1, Single-Family Low Residential District and C-2, General Commercial District	Single-Family Residential and undeveloped
South	Single-Family Low and Community Commercial	PUD, Planned Unit Development District and C-1, Neighborhood Commercial District	Single-Family Residential and undeveloped
East	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential

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 consideration to reclassify (rezone) the site from C-2, General Commercial District to PUD, Planned Unit Development District. The applicant's subject site consists of three (3) parcels that are approximately 28.60 gross acres. The Comprehensive Plan Land Use designation for the subject site is Community Commercial proposed Single-Family Medium on 19 acres of the 28.6 acre site. The subject site is located on the northwest corner of Tropical Parkway and Lamb Boulevard. The applicant has also submitted a comprehensive plan land use amendment (AMP-16-2020) and a tentative map (T-MAP-17-2020) to create a 98-lot single-family subdivision with a portion of the parcels.

There have been several re-zoning classifications to this site. On March 15, 2006 City Council approved Ordinance No. 2245 (ZN-05-06) to reclassify the site from C-2, General Commercial District to a PUD, Planned Unit Development District, this allowed for 350 multi-family residential units and 160,000 square feet of commercial retail space. On September 21, 2011, City Council approved Ordinance No. 2596 (ZN-01-11) to reclassify the property from a PUD, Planned Unit Development to R-3, Multi-Family Residential District to allow for development of a multi-family residential. On April 18, 2018 City Council approved Ordinance No. 2878 (ZN-08-18) to reclassify the property from R-3, Multi-Family Residential District back to the original zoning of C-2, General Commercial District.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes in a manner consistent with the purpose of NRS. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. It is not to be used as way to circumvent our traditional regulations.

According to the submitted preliminary site plan the applicant is proposing a single-family development and commercial site on the 28.6 acres. According to the submitted preliminary development plan, the single-family development includes a minimum 5,250 square foot lots to a maximum of 11,802 square feet on 19 acres and commercial uses

including a convenience store with gas pumps on the remaining 9.6 acres of the site.

The proposed preliminary development plan contains two (2) access points to the residential development; the main access to the residential is from gated access off of Tropical Parkway and an emergency access for residents only from Azure Avenue. The commercial portion of the development will have two (2) access drives one (1) located from Lamb Boulevard and one (1) access from Azure Avenue.

Perimeter landscaping is in compliance with code requirements. Approximately 15 feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Tropical Parkway, Azure Avenue and Lamb Boulevard.

The applicant is required to provide 14,700 square feet (150 square feet per dwelling unit). The preliminary development plan shows 17,680 square feet of open space per code requirements. The useable open space is located within one central area as required by code. The applicant's letter of intent states that within the usable open space area, the applicant is providing a tot-lot with EPDM surfacing; barbeque area; a shaded ramada or splash pad; picnic areas; and dog station areas. The final amenity list will be reviewed with the final development plan.

The applicant submitted four (4) single story models for the residential portion of the site. The dwellings range from 1,741 square feet to 2,161 square feet. The models consists of stucco exteriors with concrete tile roofs and are earth tone in color. Architecturally, the proposed single-family dwellings appear to be in compliance with code. The actual colors have not been provided but can be reviewed with the Final Development Plan.

The commercial portion of the site has a land use of Community Commercial and the commercial uses for the PUD, Planned Unit Development is consistent with the land use. The commercial portion will consist of approximately 100,000 square feet of available space for commercial uses. The uses will be C-2, General Commercial District uses including a 4,088 square foot convenience food store with gas pumps. The applicant has not provided elevations for the proposed convenience food store, however that will be reviewed with the Final Development Plan for the use. The applicant will be required to comply with the General Commercial Design Standards for the commercial uses on the site during the Final Development Plan review.

The surrounding area is a mixture of single-family and commercial uses. The proposed PUD, Planned Unit Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

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 approved method, this development shall comply with all applicable codes and ordinances.
2. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; turfing open play areas; shaded picnic areas; and dog stations.

3. Final Development Plans are required for the residential and commercial.
4. C-2, General Commercial District uses for the commercial portion of the PUD, Planned Unit Development are allowed with a Final Development Plan.

Public Works:

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. The property owner is required to grant roadway easements where public and private streets intersect.
9. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
10. 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.
11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:

- a. Lamb Boulevard (sidewalk)
 - b. Azure Avenue
 - c. Tropical Boulevard
13. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
14. 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.
15. 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.
16. All offsite improvements must be complete prior to final inspection of the first home/building.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Boundary Map
Preliminary Development Plan
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map