



Planning Commission Agenda Item

Date: February 10, 2021

Item No: 3.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-29-2020 BINION 50 EAST (Public Hearing). Applicant: PN II, Inc.
Request: A property reclassification from R-CL (Single-Family Compact Lot Residential District) to a PUD (Planned Unit Development District), consisting of a 170-lot single-family subdivision. Location: Northwest corner of Losee Road and Deer Springs Way.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 124-23-501-010 and 124-23-601-020).

The applicant is requesting consideration to reclassify (rezone) the subject property from the R-CL, Single-Family Compact Lot Residential District to a PUD, Planned Unit Development District to allow a 170-lot single family subdivision on 27.04 acres with a density of 6.29 dwelling units per acre. The site is located on the northwest corner of Losee Road and Deer Springs Way.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on November 17, 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 Councilman Cherchio who did not express any opposition to the project.
On December 5, 2018 the City Council approved AMP-12-18 to allow change in the land use category for the subject site from Mixed-Use Commercial to Single-Family Medium.
On December 5, 2018 the City Council approved Ordinance 2935 (ZN-33-18) to rezone the subject site from PUD, Planned Unit Development District to R-CL, Single-Family Compact Lot Residential District.
On November 14, 2018 the Planning Commission approved T-1452, to allow 295 single-family homes on 54 acres with an overall density of 5.46 dwelling units per acre.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-18-2020	A tentative map in an R-CL (Single-Family Compact Lot Residential District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 170-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	R-CL, Single-Family Compact Lot Residential District – Proposed PUD, Planned Unit Development District	Undeveloped
North	Master Planned Community	MPC C-2, Master Planned Community General Commercial District	CC-215 and Undeveloped
South	Single-Family Medium	PUD, Planned Unit Development District and C-1, Neighborhood Commercial District	Single-Family Residential and Undeveloped
East	Low Density Residential	O-L, Open Land District	Undeveloped
West	Master Planned Community	R-2 PCD, Medium-High Density Residential Planned Community District & R-CL, Medium Density Residential Planned Community District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please 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 (Pulte Homes) is requesting consideration amend the zoning classification of the subject site from R-CL, Single Family Compact Lot Residential District to PUD, Planned Unit Development District. The applicant's subject site consists of two (2) parcels that are approximately 27.04 gross acres. The Comprehensive Plan Land Use designation for the subject site is Single-Family Medium. The subject site is located at the northwest corner of Losee Road and Deer Springs Way. The applicant has also submitted an associated tentative map (T-MAP-18-2020) to create a 170-lot single-family subdivision with a portion of the parcels.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. 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. However, the PUD Districts is not to be used as way to circumvent our traditional regulations and open space requirements.

The proposed Planned Unit Development and tentative map will replace the previously approved 143 lot on the eastern portion with a 170-lot subdivision. The proposed increase in density is more compatible with the nearby Deer Springs District located to the east. In general the larger lots are located to the west of the site adjacent to the previously approved tentative map (T-1452). The smaller (3,150 square foot lots are located closer to Losee Road and near the central park site. The smaller lots will provide more housing diversity to the overall Pulte development and increase the density as supported by the Comprehensive Plan.

According to the submitted preliminary site plan the applicant is proposing a single-family development using lots that are smaller than traditionally allowed by the zoning ordinance. The proposed single-family development includes a mix of lot sizes that range from 3,150 square feet to a maximum of 6,628 square feet. In general the lots are either 35 foot wide lots (35' X 90') or 40 foot wide lots (40' X 93'). Access to the development if from one drive on Losee Road, emergency access is also provided from a cul-de-sac adjacent to Deer Springs Way. All internal streets are private and will be 47 feet wide, and include 5 foot sidewalks on both sides of the street.

The preliminary development plan provides 25 feet of perimeter landscaping including a 5 foot sidewalk adjacent to Losee Road, Deer Springs Way and CC-215. The applicant has indicated a willingness to provide perimeter landscaping that is consistent with the Villages at Tule Springs Standards. This requires an eight (8) foot sidewalk to be placed in the middle of the 25 feet of landscaping. However, the proposed preliminary development plan has a five (5) foot sidewalk and should be amended to match the development to the west.

The applicant is required to provide 85,000 square feet (500 square feet per dwelling unit). The preliminary development plan provides 91,623 square feet of open space within five common areas. The central park area is 67,990 square feet and provides at least 75% of the required open space as required by code. Details of the park or amenities have not been provided but will be required with the final development plan.

The applicant submitted five (5) two story models for the residential portion of the site. The dwellings range from 1,709 square feet to 2,489 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 identified but can be reviewed with the Final Development Plan.

The surrounding area is a mixture of single-family and multi-family 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.

Public Works:

- 2. 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.
- 3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
- 4. 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.
- 5. The property owner is required to grant roadway easements where public and private streets intersect.

6. 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.
7. 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.
8. 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.
9. 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. Losee Road
 - b. Deer Springs Way
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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. 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.
13. All offsite improvements must be complete prior to final inspection of the first home.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Preliminary Development Plan

Proposed model homes and elevations

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map