



Planning Commission Agenda Item

Date: July 14, 2021

Item No: 9.

TO: Planning Commission

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

SUBJECT: ZN-17-2021 FULLERTON COVE (Public Hearing). Applicant: Richmond American Homes of Nevada, LLC. Request: A property reclassification from MPC C-2 (Master Plan Community General Commercial District) to a PUD (Planned Unit Development District), consisting of a 250-lot, single-family subdivision. Location: Generally the Southwest corner of Revere Street and Clark County 215. Ward 4.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (A portion of APN 124-21-510-002 now referred to as 124-21-510-007).

The applicant is requesting consideration to reclassify (rezone) the subject property from the MPC C-2 (Master Plan Community General Commercial District) to a PUD, Planned Unit Development District to allow a 250 lot single family development on 34.64 gross acres with a density of 7.2 dwelling units per acre. The site is generally located the southwest corner of Revere Street and Clark County 215. The Comprehensive Master Plan is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action

A virtual meeting neighborhood meeting was held on June 16, 2021 at 5:30 p.m. The meeting summary from the applicant stated there were 11 neighbors in attendance. According to the summary provided by the applicant, the neighbors asked questions about grading, timing, gates and previous applications for the property. The summary further stated the neighbors were pleased that the parcel was being changed from multi-family to single family while maintaining some commercial areas.

RELATED APPLICATIONS:

Application #	Application Request
DA-04-2021	A major modification to the Insight Park Highlands Development Agreement to modify the development standards; amend the permitted commercial uses; add single-family residential uses; and change the land use designation from Mixed-Use Commercial to Single-Family Medium and Community Commercial for a portion of the southern parcel.
T-MAP-19-2021	A tentative map to allow a 250-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	MPC C-2, Master Planned Community General Commercial District	Undeveloped
North	Master Planned Community and Clark County 215 Beltway	MPC-MUZ, Master Planned Community Mixed Use	Undeveloped and Clark County 215 Beltway
South	Master Planned Community	Planned Community District	Villages of Tule Springs future park and police substation
East	Mixed-Use Commercial and Master Planned Community	C-3, General Service Commercial District and PCD, Planned Community District	Undeveloped
West	Master Planned Community	R-CL PCD, Medium Density Residential	Village of Tule Springs Master Planned Community 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 is requesting consideration to amend the zoning classification of the subject site from MPC / C-2, Master Planned Community General Commercial District to a PUD, Planned Unit Development. The applicant's subject site consists of one parcel that is approximately 34.64 gross acres. The subject site is located generally at the southwest corner of Revere Street and Clark County 215 Beltway. The site currently has a commercial zoning designation, however, the parcel has a Mixed Use Land Use designation. The subject site was recently subdivided into three (3) distinct parcels. Therefore, the applicant is requesting to rezone the subject site (parcel 124-21-510-007) to PUD, Planned Unit District to allow single family compact lot development. The development is proposed to have 250 lots and has a density of 7.2 dwelling units per gross acre.

The subject site is a component of the Insight Park Highlands Development Agreement. This development agreement was for commercial uses and age restricted multi-family housing. The applicant is proposing an amendment to the development agreement (DA-04-21) to allow single family residential in addition to commercial components. The applicant is requesting the PUD, Planned Unit Development zone classification to incorporate the requirements of the amended development agreement.

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 District is not to be used as way to circumvent our traditional regulations and open space requirements.

Access to the proposed development will be provided from Dorrell Lane and also from Revere Street. The access from Revere Street will be through the future commercial development which is also part of the Insight Park Highlands Development Agreement. The proposed entry street section is 60-feet in width with a six (6) foot median and a five (5) foot sidewalk on both sides of the street. Both entry streets will be private-streets providing access to the residential and commercial components and will be gated when

entering the residential area. Additionally, the entry street contains a six (6) foot median which should be landscaped with the initial development.

The typical internal street section is 47-feet in width with a five (5) foot sidewalk on both sides of the street. The perimeter landscaping along Dorrell Lane should be a minimum of twenty-four (24) feet in width and include an eight (8) foot wide sidewalk centered in the landscape area. The landscaping, including the tree and shrub varieties, and spacing should match the landscaping provided by the Villages of Tule Springs along Dorrell Lane. The amended development standards allow the commercial component to provide 15 feet buffering landscaping. However, to mitigate the impact on the residential home owners the landscaped buffer shall include a double row of trees offset and the home builder is required to use a 10' side setback along the side lot line adjacent to the commercial (Lots 7 & 8).

The subject site is surrounded by an existing single family development to the west and undeveloped land to the north, east and south including a future 35-acre regional park. The residential lots adjacent to the proposed development are located within the Villages of Tule Springs. These lots are 35-feet in width and 3,500 square feet in area. The proposed development includes two typical lot dimensions of 35' x 90' and 40' x 100' with lot sizes of 3,150 square feet and 4,000 square feet respectively. The smallest lot size is 3,133 square feet and the largest is 8,553 square feet. The proposed lot dimensions are similar to the existing residential lots in the adjacent subdivision and therefore are compatible in size and scale. The proposed setbacks are in compliance with the R-CL Standards.

The applicant is required to provide 125,000 square feet (500 square feet per dwelling unit) of open space. The preliminary development plan provides 137,302 square feet of open space within the development. Approximately 75% of the open space has been configured in a linear pattern that follows an existing fault line. The preliminary development plan does not identify the recreational amenities that will be provided in open space areas. Complete details of the amenities will be required with the final development plan. Pedestrian connections should also be added to the easements/open space when a cul-de-sac abuts Dorrell Lane, the entry street, or the future commercial area. The pedestrian connections should include a pedestrian gate and sidewalk that is a minimum of five (5) feet in width.

The proposed development consists of nine (9) two-story single family home models ranging in size from 1,470 to 2,770 square feet. Each model home includes a two garage and has four building elevations. Architecturally, the proposed development appears to be in compliance with the single-family design standards. The buildings consist of stucco exteriors with concrete tile roofs. The colors and distinct architectural embellishments will be reviewed with the Final Development Plan.

The Villages of Tule Springs-Village Three surrounds most of the subject site. This area is largely residential with existing single-family subdivisions. Within the Villages of Tule Springs-Village Three there is also a planned regional park and police substation. The proposed PUD, Planned Unit Development 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

including the Insight Park highlands Development Agreement.

2. Perimeter landscaping area along Dorrell Lane shall be twenty-four (24) feet in width with an eight (8) foot sidewalk centered within the landscape area and shall match the landscaping within the Villages of Tule Springs along Dorrell Lane. This includes the tree and shrub varieties and spacing.
3. The medians within the private streets shall be landscaped with the first phase of development.
4. The subject PUD shall be subject to the development standards of the R-CL, Single Family Compact lot.
5. Pedestrian connections shall be added to the easement/open space areas when cul-de-sacs abut Dorrell Lane (Common Element L), Entry Street (Fern Bay Street) and the future commercial development (Common Element E). Pedestrian connections shall include a pedestrian gate and a five (5) foot wide sidewalk.
6. Pedestrian connections shall be added to the easement/open space areas when cul-de-sacs abut Dorrell Lane, an entry street and the future commercial development. Pedestrian connections shall include a pedestrian gate and a five (5) foot wide sidewalk.

Public Works:

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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. Dorrell Lane (sidewalk)
 - b. Revere Street
14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. All offsite improvements must be complete prior to final inspection of the first home/building.
16. 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.
17. The property owner is required to grant roadway easements where public and private streets intersect.
18. 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Preliminary Development Plan
Zone Change Boundary Map
Proposed Elevations
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Zoning Map