



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 15.

TO: Planning Commission

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

SUBJECT: ZOA-01-2021 APEX LANDSCAPING REQUIREMENTS (Public Hearing).

Applicant: The City of North Las Vegas. Request: An amendment to Title 17 (Zoning Ordinance) to amend the landscaping requirements within the Industrial-Apex Overlay District, and providing for other matters properly related thereto. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-01-2021 (Ordinance 3090) be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The City is proposing amendments to the landscaping requirements within the Industrial – Apex Overlay District. The proposed requirements for Apex are to address the landscaping needs for Apex while addressing the realities of water availability with the Apex industrial area. The amendment reduces the overall landscaping requirements, but keeps the landscaping requirements consistent throughout the Apex area.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.

ANALYSIS

Note: Within Ordinance 3090 language shown in ~~Red strike-out~~ is proposed to be deleted, and language shown in Red is new language.

Landscaping

All installed landscaping shall comply with the requirements of this section.

(i) **Landscaping Plan**

A landscaping plan shall be submitted in conjunction with any required site plan prior to the issuance of a building permit and shall be reviewed and approved, denied or modified in conjunction with said site plan.

(ii) **Preferred Plant Material — Water Conservation Measures**

Required landscaping shall contain live, drought tolerant plant materials. ~~Notwithstanding other provisions of the North Las Vegas code, the following limitations shall apply:~~

~~**Lots with Less Visible Frontage**~~

~~Installation of landscaping that requires irrigation for more than one year after planting is not required. Landscaping that requires irrigation for more than one year after planting may be replaced with species that do not require continuing irrigation or with re-establishment of native plants.~~

~~**Lots with More Visible Frontage**~~

~~Installation of landscaping that requires irrigation for more than one year after planting shall only be required between the front façade of the primary building and the front lot line of the public or private right-of-way. Where such landscaping is installed it shall include an automatic irrigation sprinkler system.~~

(iii) **Required Plantings and Groundcover**

General Requirements

All development shall provide the landscaping along public and private rights-of-way as shown in Table 17.16-8:

Table 17.16-8: General Landscaping Requirements		
	Lots with More Visible Sites	Lots with Less Visible Sites
Width of Planting Area	10 feet	5 feet
Ground Coverage (excluding trees)	40%-30%	30%
Tree Spacing (on property lines adjacent to any public or private right-of-way)	40 feet on center	0
Minimum Size of Trees	15 gallon	0
Minimum Size of Shrubs	5 gallon	5 gallon

(iv) **Trees and Utility Lines**

No tree whose mature height exceeds 15 feet shall be planted under an electric utility line

(v) **Nonvegetative Ground Covers**

Nonvegetative ground covers including, but not limited to, rocks and small stones, crushed rock, cinders, and bark shall cover the ground surface of

the landscaped area. Areas covered by such nonvegetative ground covers shall be broken up as much as possible by living plant materials.

(vi) Installation Prior to Occupancy Permit

A certificate of compliance with the requirements of this section shall be signed by the property owner and/or landscape contractor and submitted to the City building department prior to issuance of any certificate of occupancy.

(vii) Maintenance

All landscaped areas and material shall be maintained in a living, growing condition, and shall be kept neat, clean, uncluttered and in a weed-free condition. Dead plant material shall be replaced with plant material of equal size and maturity. No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise. Failure to maintain landscaping shall be cause for revocation of a business license and/or revocation of special use approval, or may result in enforcement or penalties otherwise available to the City.