



Planning Commission Agenda Item

Date: July 06, 2022

Item No: 40.

TO: Planning Commission

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

SUBJECT: ZN-15-2020 LONE MOUNTAIN/ALLEN (Public Hearing). Applicant: ACAK Irrevocable Trust. Request: A property reclassification from R-E (Ranch Estates District) to a PUD (Planned Unit Development District), consisting of 53 single-family lots. Location: Generally north of Lone Mountain Road between Willis Street and Kenny Way. (APNs 124-31-802-008 through 124-31-802-011, 124-32-401-005 and 124-32-401-006). (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject site from an R-E (Ranch Estates District) to a PUD (Planned Unit Development District). The proposed development is for 53 single-family lots on approximately 17.7 acres and generally located north of Lone Mountain Road between Willis Street and Kenny Way. The Comprehensive Master Plan Land Use designation for the subject site is currently Ranch Estates (proposed to Single-Family Low).

BACKGROUND INFORMATION:

Previous Action

On June 18, 2020 the applicant attended a Task Force (TF-22-20) to rezone the property from R-E (Ranch Estates District) to RE-L (Ranch Estates Limited District) to allow single-family dwellings.

A virtual neighborhood meeting was held on June 18, 2020 at 5:30 p.m. The meeting summary stated that Councilmen Black and approximately 20 neighbors were in attendance. The neighbors were concerned about the smaller lots and only wanted ½ acres, but later were receptive to 1/3 and ¼ acre lots with conditions. Traffic issues with Kenny Way were also discussed. No other questions or concerns were noted. A second virtual meeting was held on September 2, 2020 at 5:30 p.m. to discuss the updated proposed zoning to PUD, Planned Unit Development District.

RELATED APPLICATIONS:

Application #	Application Request
AMP-10-2020	An amendment to the Comprehensive Master Plan to change the land use designation from Ranch Estates to Single-Family Low.
T-Map-09-2020	A tentative map in an R-E (Ranch Estates District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 53-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low and Ranch Estates	R-E, Ranch Estates District and R-1, Single-Family Low Density	Single-Family Residential
South	Single-Family Low and Ranch Estates	R-1, Single-Family Low Density, PUD, Planned Unit Development District and R-E, Ranch Estates District	Single-Family Residential
East	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential
West	Public/Semi-Public	R-E, Ranch Estates District	Undeveloped

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to reclassify the subject site from R-E, Ranch Estates District to PUD, Planned Unit Development District. The proposed PUD is to develop 53 lots on approximately 17.7 gross acres, with a density of 2.99 dwelling units per acre. The development currently consists of six parcels located north of Lone Mountain Road between Willis Street and Kenny Way. Allen Lane splits the site and creates two development areas. The western portion is a long but narrow strip that has a depth of approximately 280 feet. The eastern portion is a roughly square in shape.

The applicant has also submitted applications to change the land use designation from Ranch Estates to Single-Family Low (AMP-10-2020) and Tentative Map (T-Map-09-2020) which are also on tonight's agenda for consideration. With the proposed rezoning the applicant is not requesting any change to the Rural Preservation Overlay for the subject site.

The parcels and adjacent R-E, designated land is within the Ranch Estates Rural Preservation Overlay District. The purpose of this overlay district is to regulate the development of lands, preserving the density and rural character unique to rural neighborhoods. The overlay district also provides guidance on new development or redevelopment that would maintain the rural character of the designated rural neighborhoods. The rural preservation overlay allows areas that are compatible and suitable for the keeping and riding of horses. If a conflict exists between the base zoning, in this case PUD, and the overlay district the provisions of the overlay district will prevail. Requirements that are unique to the rural preservation overlay include equestrian trails, ranch estate uses, and streets built to the rural standards.

The subject site is a thin undeveloped parcel that connects a smaller Ranch Estates area to the larger Ranch Estates developments to the west. The preservation of the rural character of this parcel is very important to the integrity of the Rural Preservation Overlay. Any modification to the land use or zoning of these parcels should not modify or remove the Ranch Estates Rural Preservation Overlay from these parcels.

The applicant's letter of intent indicates that the development is compatible with the R-EL, Ranch Estates Limited District. As the development is proposed to be compatible with R-EL District, the Ranch Estates lot standards and setbacks should be used. The development will provide one story homes and an equestrian trail around the property. However, as some of the lots do not meet the minimum 80 foot lot width, a PUD, Planned Unit Development District is requested. All lots do meet the minimum lot area of 10,000 square feet. The preliminary development plan indicates that eight lots do not meet the minimum lot width of 80 feet. The lots are 6, 7, 26, 27, 39, 51, 52, and 53. All of these lots do however provide a good developable area and can provide a large single-story home.

The two problem lots are lot #3 and lot #40. Both lots meet the letter of the law but do not fully provide an area for a rural style lot. The applicant has provided a developable

area exhibit. This shows how lot #40 can be developed. However, the setbacks are not displayed properly. The front setback is from Avenue A, not Willis Street. Staff thinks a home can be developed on the lot. It should be noted however, that the lot is created by this map and any development problems are self-imposed. Therefore, a future variance to allow development of this lot, will not be supported. Another solution is to realign the street to provide more space for lot #40. The other lot #3 is a 7,000 square foot lot with a 3,000 square foot undevelopable finger of property at the front of the lot. This does not meet the intent to provide a lot with a rural character and is not compatible with the other lots within the development. Lot #3 should be removed and the space divided among the other lots.

Access to the site is from three drives, two drives for the western portion and one for the eastern portion. The western half of the development contains one street long cul-de-sac from Willis Street with a short access road connecting to Avenue A from Lone Mountain Road. The eastern parcel has one road, Avenue B, from Allen Lane that has three cul-de-sacs. An emergency access way is also provided from Allen Lane to Avenue C. The interior streets are 48-foot-wide public streets without sidewalks. This street is a rural street and is compatible with the Ranch Estates Rural Preservation Overlay.

The preliminary development plan does provide a 10 foot equestrian trail along Willis Street, Lone Mountain Road, and Allen Lane around the west half of the development. The equestrian trail does not extend to the eastern half of the development and does not provide a connection to the ranch estate homes to the east of the development. The development should provide a 10-foot equestrian trail along the entire length of Lone Mountain Road to connect the ranch estate properties with the larger ranch estates area to the west.

The remaining landscaping and sidewalks around the perimeter are in compliance with development standards. A five foot wide sidewalk with landscaping is provided around the perimeter of the development along Lone Mountain Road, Allen Lane, Willis Street, and Kenny Way. Landscaping is reduced to 5 feet where the equestrian trail is proposed, but 10 feet is proposed on the other rights-of-way.

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.

The proposed reclassification to the PUD, Planned Unit Development District is consistent with the proposed land use designation and should be compatible with the surrounding area. The proposed PUD, is a cross that helps preserve the rural character and is also compatible with the nearby R-1 style lots. The Ranch Estates Rural Preservation Overlay must be maintained and if approved the PUD, will be the underlying zoning. The proposed reclassification of property should not create a negative impact the other properties in the vicinity. The modifications requested by staff are relatively minor and can be addressed with the final development plan. Approval of the proposed Planned Unit Development is warranted.

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. The total number of lots shall not exceed 52. Lot 3 shall be removed.
3. An equestrian trail shall be provided around the perimeter of the western half of the development (along Willis Street, Lone Mountain Road, and Allen Lane) and along Lone Mountain Road in the eastern half of the development.
4. The development shall comply with the R-EL Setbacks as follows:

- a. Front: 20 Feet
 - b. Interior Side: 5 feet
 - c. Corner Side: 10 feet
 - d. Rear: 20 Feet
5. A Final Development Plan is required to be submitted and approved by Planning Commission.

Public Works:

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
10. 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.
11. 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
13. 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.

14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. The City reserves the right to construct a raised median along Lone Mountain Road thereby limiting the vehicular movement at Street A to right in – right out only.
16. Right of way dedication and construction of a bus turn-out and right turn lane is required on Lone Mountain Road west of Allen Lane per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
17. 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. Lone Mountain Road
 - b. Allen Lane
 - c. Kenny Way
 - d. Verde Way
 - e. Willis Street
18. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Any 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. Transmission lines are not required to be placed underground. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letters of Intent
Preliminary Development Plan
Developable Area Exhibit
Neighborhood Meeting Summaries
Clark County Assessor's Map
Location and Zoning Map