



Planning Commission Agenda Item

Date: July 13, 2022

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: ZN-15-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: A property reclassification from R-E (Ranch Estates Residential District) and R-1 (Single-Family Low Density Residential District) to PUD / PID (Planned Unit Development / Planned Infill Development District). Location: Southeast corner of Simmons Street and San Miguel Avenue. (Ward 4)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APNs 139-05-801-001 & 139-05-801-003)

The applicant is requesting consideration to reclassify (rezone) the subject site from R-E, Ranch Estates Residential District and R-1, Single Family Low Density Residential District to a PUD/PID, Planned Unit Development / Planned Infill Development District. The proposed rezoning is to allow 27 single family homes on approximately 4.08 net acres located at the southeast corner of Simmons Street and San Miguel Avenue. The Comprehensive Master Plan Land Use designation for the subject site is currently Single Family Low (proposed Single-Family Medium).

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on May 31, 2022 at 5:30 p.m. in the Aliante Library located at 2400 Deer Springs Way. According to the neighborhood meeting summary, two neighbors attended the meeting. Neighbors inquired about having their property (2.5 acres) incorporated into the project. The neighbors in attendance at the meeting support the project.

On May 23, 2014 City Council approved Ordinance No. 2653 (ZN-05-14) reclassifying parcel 139-05-801-001 from R-E, Ranch Estates District to R-1, Single-Family Low Density District.

On April 25, 2001, the Planning Commission approved a special use permit (UN-19-01) allowing the site (parcel 139-05-801-001) to be developed with a church.

RELATED APPLICATIONS:

Application #	Application Request
AMP-19-2021	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Map from Single Family Low to Single-Family Medium.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-E, Ranch Estates Residential District and R-1, Single-Family Low Residential Density District	Undeveloped and an existing single family home
North	Single-Family Low	R-1, Single-Family Low Residential District	Existing single family homes
South	Single-Family Low	R-1, Single-Family Low Density Residential District	Existing single family homes
East	Single-Family Low	R-E, Ranch Estates Residential District	Single-Family Residential
West	Public/Semi-Public	R-1, Single-Family Low Residential District	Cheyenne High School

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to reclassify the subject property from R-E, Ranch Estates Residential District and R-1, Single Family Low Density Residential District to a PUD / PID, Planned Unit Development / Planned Unit Development District. The applicant's subject site consists of two (2) parcels that total approximately 4.08 net acres. The subject site, which is less than five (5) acres in size, is located within a mature neighborhood. There is existing development on all sides of the subject site.

The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low currently. Also on this Planning Commission agenda for consideration is an amendment to the Comprehensive Master Plan to change the existing land use to Single-Family Medium (AMP-07-2022). The subject site is located on the Southeast corner of Simmons Street and San Miguel Avenue.

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 and the Comprehensive Land Use Plan. 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.

The minimum size of a PUD, Planned Unit Development is five (5) acres. There is no minimum development size for a PID, Planned Infill Development. The purpose and intent of the PID District is the same as that for the overall PUD District but is tailored to the unique situation of infill development in the mature neighborhoods. The specific purpose for the PID District is to:

- a) Accommodate growth by encouraging and facilitating new development/redevelopment on vacant and/or underutilized land in areas that already have infrastructure, utilities, and public facilities;
- b) Encourage efficient use of land and public services within the context and character of existing neighborhoods;
- c) Provide flexibility in development standards to facilitate infill development and redevelopment; and
- d) Promote neighborhood preservation and enhancement through redevelopment of blighted, distressed, and/or underutilized properties.

The subdivisions located to the north, east and south of the subject site consist of low-density single-family homes. However, directly across Simmons Street from the subject site is Cheyenne High School (current enrollment 1,894 students). Also, located within the surrounding neighborhood is Richard C. Priest Elementary School (current enrollment 647 Students) as well as the commercial (retail/restaurants) located along Craig Road. The location of the subject site along a major arterial (Simmons Street) plus its close proximity to Cheyenne High School, creates a unique circumstance which supports the applicant's request to increase slightly increase the overall density of the subdivision.

The proposed preliminary development plan includes 27 single-family residential lots with a maximum of 6.6 dwelling units per acre. The residential lots will range in size from 4,000 square feet to 6,942 square feet. The proposed minimum lot width is 40-feet. The lot dimensions are most similar to the lot dimension the of R-CL, Single-Family

Compact Lot which has a minimum lot width of 40-feet. The typical lot size adjacent to the east boundary of the subject site is 4,800 square feet and the typical lot size adjacent to the southern boundary is 4,200 square feet. The smallest lots within the proposed subdivision are 4,000 square feet. These lots are located closest to Cheyenne High School.

Access to the proposed residential subdivision is from both Simmons Street and San Miguel Avenue. The proposed subdivision's internal streets are 47-foot wide public streets with a five (5) foot sidewalk on each side of the street. Simmons Street, a 100-foot right-of-way, has an existing five (5) foot sidewalk along the southern portion of the subject site. Typically, when a sidewalk is required within the perimeter landscape area, it is centered between two approximately equal strips of landscaping. However, the existing portion of the sidewalk along Simmons Street is adjacent to the curb. Therefore, the new sidewalk to be constructed on Simmons Street along the northern parcel may also be located adjacent to the curb to match the existing conditions. The site plan also shows the sidewalk along San Miguel Avenue adjacent to the curb. This sidewalk should be centered within the perimeter landscape area. The required perimeter landscape area adjacent to Simmons Street is twenty feet in width including the sidewalk and fifteen feet in width along San Miguel Avenue. The twenty feet is shown along Simmons Street. However, the portion along San Miguel Avenue must be increased. Centering the sidewalk along San Miguel Avenue within the perimeter landscape area is a minor change that can be addressed on the final development plan.

The applicant is required to provide 8,100 square feet (300 square feet per dwelling unit) of common open space within the proposed subdivision. The preliminary development plan includes approximately 9,453 square feet of common open space. The common open space is located within one central area in the subdivision between lots six (6) and seven (7). Neither the applicant's letter of intent nor the landscape plan submitted include the list of amenities to be provided within the common open space area. The applicant should include, at a minimum, the following amenities within common open space: a tot-lot with EPDM surfacing; an open play turf area; a barbeque area; a shaded ramada; benches; lighting and dog station areas. The final amenity list will be reviewed with the final development plan.

The applicant submitted four colored elevations for what appears to be one model home. The elevations submitted consist of stucco exteriors with concrete tile roofs and are grey tones in color. Architecturally, the proposed design of the single-family dwellings appear to be in compliance with Single Family Design Standards. Neither the letter of intent nor the submitted elevations indicate the size of the proposed dwelling units or any differing floor plans. Subdivisions with 27-lots should have a minimum of two (2) distinct model homes. The applicant should submit a minimum of two model homes with the final development plan.

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 PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.
- (2) The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
- (3) The PUD is consistent with the development standards in Section 17.24;
- (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 developments;
- (5) The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
- (6) The PUD 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 with uses on other properties in the vicinity of the subject tract.

The rezoning request is consistent with the associated request to amend the Comprehensive Master Plan Land Use Map from Single Family Low to Single Family Medium. This proposed property rezoning should increase housing opportunities within the City. The proposed residential subdivision should not negatively impact neighboring properties as this subdivision will act as a buffer to the higher intensity use (Cheyenne High School). The City does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

The proposed single-family residential subdivision will be required to comply with the single-family design guidelines ensuring that the architecture of the new homes will be compatible with the existing residential neighborhoods. Staff has no objections to the proposed request.

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 maximum density shall be 6.6 dwelling units per acre.
3. The common open space shall include, at a minimum, the following amenities:
 - a. a tot-lot with EPDM surfacing
 - b. an open play turf area
 - c. a barbeque area
 - d. a shaded ramada
 - e. benches
 - f. lighting
 - g. dog station areas

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
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. Proposed residential driveway slopes shall not exceed twelve percent (12%).

9. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Simmons St (sidewalk/streetlights)
 - b. San Miguel Ave (sidewalk)
11. All off-site improvements must be completed prior to final inspection of the first building.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Simmons Street.
13. 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.
14. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
15. All common elements shall be labeled and are to be maintained by the Homeowner Association.
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.

ATTACHMENTS:

Public Works Memorandum
Clark County Department of Aviation Memorandum
Letter of Intent
Site Plan
Landscape Plan
Building Elevations
Neighborhood Meeting Summary
CCSD School Development Tracking Form

Clark County Assessor's Map
Location and Zoning Map