



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 3.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: AMP-14-2020 CHEYENNE & VALLEY (Public Hearing). Applicant: LGI Homes - Nevada, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Employment to Single-Family Medium. Location: North of Cheyenne Avenue, approximately 500 feet west of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016).

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 139-07-417-015 and 139-07-417-016).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Employment to Single-Family Medium. The proposed amendment is for approximately 24.30 gross acres located north of Cheyenne Avenue and approximately 500 feet west of Valley Drive.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on November 30, 2020 at 5:30 p.m. at the Aliante Casino and Hotel, Sedona Meeting Room A&B located at 7300 Aliante Parkway North Las Vegas, NV 89084. The meeting was attended by one neighbor that had questions about the proposed developments housing type and would like to see one story homes within the project.

RELATED APPLICATIONS:

| Application # | Application Request |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZN-23-2020 | A property reclassification from PUD, Planned Unit Development District to R-CL, Single-Family Compact Lot Residential District on approximately 24.30 gross acres. |
| T-MAP-16-2020 | The applicant has submitted a tentative map for a 144-lot single-family subdivision on approximately 24.30 gross acres. |
| VAC-13-2020 | The applicant has submitted a vacation to vacate three driveway easements and one sidewalk easement along Cheyenne Avenue. |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|--------------------------|----------------------------------------------------------------------------------------|--------------------------|
| Subject Property | Mixed-Use Employment | PUD, Planned Unit Development District | Undeveloped |
| North | Multi-Family Residential | PUD, Planned Unit Development District and R-1, Single-Family Low Residential District | Multi-Family Residential |
| South | Public/Semi Public | M-2, General Industrial District | North Las Vegas Airport |
| East | Mixed-Use Employment | PUD, Planned Unit Development District | Commercial |
| West | Community Commercial | C-1, Neighborhood Commercial District | Undeveloped |

DEPARTMENT COMMENTS:

| Department | Comments |
|--------------------------------------|-------------------------|
| Public Works: | No Comment. |
| 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 amend the Comprehensive Land Use Map from Mixed-Use Employment to Single-Family Medium. The subject site consists of two parcels that are approximately 20.43 gross acres in size located north of Cheyenne Avenue and approximately 500 feet west of Valley Drive.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment. The subject parcel's current zoning is PUD, Planned Unit Development District. The applicant has also filed a request (ZN-23-2020) to reclassify the site from the PUD, Planned Unit Development District to R-CL, Single-Family Compact Lot Residential District.

The current land use is Mixed-Use Employment. The applicant is proposing up to 5.93 dwelling units to the acre and therefore is requesting the Single-Family Medium land use that will support up to 13 units to the acre. The applicant is proposing a 144- unit single-family development, located on the subject site at Cheyenne Avenue and Valley Drive.

The subject parcels are located within the Cheyenne Technology Corridor according to the Comprehensive Land Use Plan. The intent of the technology corridor reflects the city's commitment to continuing to encourage and support primary employment activity along this corridor. The vision of the corridor is to develop a mixture of uses including office, retail services and housing to support the businesses along the corridor. Pedestrian amenities and connections are emphasized.

The Clark County Department of Aviation has submitted a memorandum recommending that the application be denied. Clark County Department of Aviation has listed a number of reasons to support this recommendation. First is due to the proposed development being in the AE-60 and AE-65 Air Terminal Environs Overlay District (AEOD). According to Title 17, whenever there are two subzones, the more restrictive shall apply. The proposed single-family residential would be subject to noise from aircraft in addition to being directly below flight patterns. The FAA has recommended that new residential construction not be allowed within the 65 decibel or higher (Db) noise contour. Within North Las Vegas residential uses are permitted within the AE-65 subzone, but the applicant will be required to provide 25 Db sound attenuation to each home within the development. Secondly, the proposed development is located within 982 feet of the departure runway for the airport. The airport has approximately 529 operations a day. This is the principal runway and it is forecast that operations could increase to over 900 a day. Additionally, the proposed residential land use is not compatible with the existing airport operations or existing non-residential uses.

The Clark County Department of Aviation states that the following conditions be put on

the project as required by Title 17 if Planning Commission approves the applications.

- For that portion located within the AEOD, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the CCDOA;
- For that portion located within the AEOD, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of each signed document to the CCDOA;
- For that portion located within the AEOD, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and the Air Terminal Environs Overlay District for VGT (North Las Vegas Airport);
- For that portion located within the AEOD, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35' in height or 25 decibels into the building construction for the habitable space that is less than 35' in height;
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.
- No structures permitted within the Runway Protection Zone.

The Comprehensive Plan shows the surrounding land uses as Multi-Family, Single-Family Low; Employment and Community Commercial. The surrounding area is a mixture of single-family, commercial and multi-family uses. The proposed single-family residential development is not the best use of land and a commercial office development would be the most compatible. However, residential uses are supported within the Cheyenne Technology Corridor by the Comprehensive Master Plan. The proposed single-family medium is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

Approval Criteria: (Comprehensive Plan Amendments)

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;

(2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;

(3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;

(4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or

(5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Clark County Department of Aviation Memorandum

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map