



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 6.

TO: Planning Commission

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

SUBJECT: T-MAP-16-2020 CHEYENNE & VALLEY. Applicant: LGI Homes - Nevada, LLC. Request: A tentative map in a PUD (Planned Unit Development District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 144-lot, single-family subdivision. Location: North of Cheyenne Avenue, approximately 500 feet west of Valley Drive. (APNs 139-07-417-015 and 139-07-417-016).

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a proposed R-CL, Single-Family Compact Lot Residential District to allow a 144-lot residential subdivision. The subject site consists approximately of two (2) parcels that are approximately 24.30 acres in size with a land use designation of Mixed-Use Employment proposed Single-Family Medium. The subject site is 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
AMP-14-2020	An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Employment to Single-Family Medium on approximately 24.30 gross acres.
ZN-23-2020	The applicant has submitted a rezoning from PUD, Planned Unit Development to R-CL, Single-Family Compact Lot Residential District 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 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 Planning Commission consideration for a 144-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of 5.93 dwelling units per acre on 24.30 acres. The subject site is located north of Cheyenne Avenue and approximately 500 feet west of Valley Drive. The applicant has also submitted a comprehensive land use amendment (AMP-14-2020); a rezoning (ZN-23-2020); and a vacation (VAC-13-2020) that are also on tonight's agenda.

According to the letter of intent, the tentative map will have 4,500 square foot (45x100) lots. The internal streets are public streets and are proposed to be 47 feet in width including a 5-foot sidewalks on both sides of the street. The applicant is proposing one access drive located from Cheyenne Avenue and an emergency access through an easement from a cul-de-sac northeast of the proposed map.

The landscape requirement adjacent to Cheyenne Street is fifteen (15) feet of landscaping including the five (5) foot sidewalk. The proposed tentative map shows landscaping along Cheyenne Avenue as fifteen (15) feet including the five (5) foot sidewalk. The perimeter landscaping appears to be in compliance with code requirements.

The development is required to provide a minimum of 225 square feet of common open space per dwelling unit for a minimum of 32,400 square feet. The site plan includes two (2) common elements with a total of 42,424 square feet of common open space. The largest open space common area (27,004 square feet) provides 75 percent of the required open space in one area. The second common area (15,420 square feet) is located on the southwest corner of the site and is located directly across the City of La Vegas Air Terminal runway area. There are no amenities allowed such as trees, structures etc. in this area. The 15,420 square foot common element can have turf and shrubs and be used as a dog park type area. The applicant did not provide a list of amenities for the open space area. The open space area should consist of a playground area, benches, picnic areas, open turf, and other amenities as approved by the Planning & Zoning Division.

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 proposed tentative map is consistent with the proposed land use and proposed zoning for the subject site. Staff is recommending approval of this tentative map 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. Amenities to include: open turf area; tot-lot with appropriate EPMD surfacing; trash receptacles; shade trees; benches; picnic/barbeque area; and pet waste stations or as approved by the Planning Division.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
7. 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.
8. 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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. 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.

11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. 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. Cheyenne Avenue (sidewalk)
13. 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
Boundary Map
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map