



Planning Commission Agenda Item

Date: March 10, 2021
Item No: 10.

TO: Planning Commission

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

SUBJECT: ZN-03-2021 NOBLE PEAK (Public Hearing). Applicant: Richmond American Homes of Nevada, LLC. Request: A property reclassification from C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of a 70-lot, two-family attached (duplex) subdivision. Location: West of Scott Robinson Boulevard, approximately 581 feet north of Craig Road.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN #139-04-201-021).

The applicant is requesting consideration to reclassify (rezone) the subject property from C-2, General Commercial District to a PUD, Planned Unit Development District consisting of 6.5 acres to allow a 70-lot single family attached subdivision. The site is located west of Scott Robinson Boulevard, approximately 581 feet north of Craig Road.

BACKGROUND INFORMATION:

Previous Action
A virtual neighborhood meeting was held on January 26, 2021 at 5:30 p.m. According to the neighborhood meeting summary, no neighbors attended the meeting.
City Council approved Ordinance No. 2871 (ZN-02-18) on March 21, 2018 to reclassify approximately 29.38 acres from R-1, Single-Family Low Residential District to C-2, General Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-02-2021	A tentative map in a C-2 (General Commercial District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 70-lot, single-family attached subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped
North	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
East	Mixed-Use Neighborhood	R-3, Multi-Family Residential District and C-2, General Commercial District	Undeveloped
West	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the site from C-2, General Commercial District to PUD, Planned Unit Development District. The applicant's subject site consists of one (1) parcel that is approximately 6.5 gross acres. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The site is located west of Scott Robinson Boulevard, approximately 581 feet north of Craig Road. The applicant has also submitted a tentative map (T-MAP-02-2021) to create a 70-lot single-family attached subdivision on the parcel.

There has been a previous re-zoning classification to this site. On March 21, 2018 City Council approved Ordinance No. 2871 (ZN-02-18) to reclassify the site from R-1, Single-Family Low Residential District to C-2, General Commercial District this allowed for more intense retail uses to be developed on the site.

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. 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 applicant is proposing a duplex development containing thirty-five (35) duplexes with seventy (70) dwelling units.. According to the submitted preliminary development plan, the single-family attached development shows lots from 2,129 square feet to a maximum of 2,556 square feet on 6.5 acres. The applicant is proposing constructing the development similar to their developments in Henderson and Summerlin.

Perimeter landscaping appears to be in compliance with code requirements. Approximately 10 feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Scott Robinson Boulevard. The applicant's preliminary development plan shows access points from within the development for pedestrians to use.

The proposed preliminary development plan contains one (1) access point to the residential development from a gated access off of Scott Robinson Boulevard. The project proposes thirty (30) foot private internal streets to access garages at the rear of the property. The single-family attached dwelling units will have two car garages and approximately thirty-five (35) guest parking stalls are provided throughout the project. The City of North Las Vegas private street policy requires five (5) foot sidewalks on both sides of the street. This project proposes a larger seven (7) foot sidewalk around the perimeter and between homes in the center of the project to offset the need for five (5) foot sidewalks on both sides of the internal private streets. There are additional 4ft sidewalks throughout the project and three pedestrian access gates along Scott Robinson Boulevard to further promote pedestrian connectivity and walkability.

The applicant is required to provide 35,000 square feet (500 square feet per dwelling unit). The tentative map shows 41,094 square feet of open space per code requirements. The useable open space is located within one central area as required by code. The applicant's letter of intent states that the open space will contain neighborhood park type amenities but did not specify the amenities. Within the usable open space area, the applicant will need to provide a tot-lot with EPDM surfacing; barbeque area; a shaded ramada; benches; picnic areas; open turf areas; and dog station areas. The final amenity list will be reviewed and approved by Planning at the time of the final development plan. The remaining required interior open space will be distributed throughout the project. The applicant is proposing a pedestrian corridor in the middle of the site that will have a landscape easement over it between the porches

for each unit. The landscaping that is provided in this area between the porches and at the rear between the garages will be maintained by the Home Owners Association. This allows for a larger separation between the fronts of each single family attached dwelling unit. The landscape exhibit demonstrates this separation, the landscape easement and the larger pedestrian walkway.

The applicant submitted two (2) two-story models for the attached residential. The homes will only be attached on one side which provides space for a private enclosed side yard on the other side of each property. This side yard will include its own private enclosed courtyard. The two (2) models will range in size from 1,510 square feet to 1,520 square feet. The applicant's letter of intent states that the typical lot width is 25'8". The applicant is proposing the following setbacks for the lots:

- Front setback – 12-feet
- Porch setback – 10-feet
- Side yard setback building (interior) – 5-feet
- Side yard setback building (corner) – 5-feet
- Attached building to building setback – 0-feet
- Rear setback – garage – 4-feet
- Rear setback – living – 4-feet

All homes also include a porch in the front and a garage that is accessed from the rear of the property. The front of the homes appear to be articulated with stone veneer and other architectural enhancements. The elevations appear to be in compliance with code requirements. The actual colors have not been provided but can be reviewed with the Final Development Plan.

The surrounding area is a mixture of single-family, multi-family and commercial uses. To the north and west of the proposed site is developing residential. To the south and east of the proposed site is undeveloped commercial and multi-family residential. The proposed PUD, Planned Unit Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

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.

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. A Final Development Plan for the 70-lot attached single-family residential is required.
3. The following amenities shall be provided within the open space areas: age appropriate playground equipment with EPDM surfacing; turfed open play areas; shaded picnic areas; and dog stations.
4. The landscaping that is provided between the units; the porches; and the garage area shall be maintained by the Home Owners Association.
5. Setbacks for the lots are as follows:
 - Front setback – 12-feet
 - Porch setback – 10-feet

- Side yard setback building (interior) – 5-feet
- Side yard setback building (corner) – 5-feet
- Attached building to building setback – 0-feet
- Rear setback – garage – 4-feet
- Rear setback – living – 4-feet

Public Works:

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. The property owner is required to grant roadway easements where public and private streets intersect.
9. 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.
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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
12. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

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.

14. 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.

ATTACHMENTS:

Ordinance N. 2871

Public Works Memorandum

Revised Letter of Intent

Preliminary Development Plan

Revised Landscape Plan

Elevations

Floor Plans

Neighborhood Meeting Summary Email

Clark County Assessor's Map

Location and Comprehensive Plan Map