

8. **DA-04-2021 FULLERTON COVE (PUBLIC HEARING). APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, LLC. REQUEST: A MAJOR MODIFICATION TO THE INSIGHT PARK HIGHLANDS DEVELOPMENT AGREEMENT TO MODIFY THE DEVELOPMENT STANDARDS; AMEND THE PERMITTED COMMERCIAL USES; ADD SINGLE-FAMILY RESIDENTIAL USES; AND CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO SINGLE-FAMILY MEDIUM AND COMMUNITY COMMERCIAL FOR A PORTION OF THE SOUTHERN PARCEL. LOCATION: SOUTHWEST CORNER AND NORTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215. (APNS 124-16-710-004, 124-16-701-004, 124-16-710-008 AND A PORTION OF APN 124-21-510-002) (WARD 4) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman presented Item Nos. 8 (DA-04-2021), 9 (ZN-17-2021) and 10 (T-MAP-19-2021) together but they would be voted on separately. He stated that DA-04-2021 was a request for major modification to the Insight Park Highlands Development Agreement to modify the development standards; amend the permitted commercial uses; add single-family residential uses; and change the land use designation from Mixed-Use Commercial to Single-Family Medium and Community Commercial for a portion of the southern parcel. He continued by stating that this subject site was originally part of the Park Highlands Master Planned Community. In June 2014, the Amended and Restated Development Agreement split the Park Highlands Master Planned Community into East (Villages at Tule Springs) and West (Valley Vista). In June 2015, the Second Amended and Restated Development Agreement for Park Highlands East / Villages at Tule Springs was approved. The proposed major modification to the development agreement replaces the existing development standards with new development standards, and the applicant intends to develop the site with a mix of uses: containing commercial retail, multi-family, and single-family residential uses. The development contains a southern parcel referred to as Insight Parcel South, and a northern parcel referred to as Insight Parcel North. He stated that each parcel is currently under separate ownership and with approval of the modification to the land use plan; the Insight Parcel South will be permitted to contain the proposed single-family homes as proposed in ZN-17-2021 and T-Map 19-2021. He continued by stating that the variations in code for Insight Parcel South will allow the commercial component to reduce their landscaped buffer from 20 feet to 15 feet. To help mitigate this reduction, the landscaping buffer shall contain a double row of trees offset, and the residential builder will be required to provide 10-foot setbacks on the side lots adjacent to the commercial component.

Planning and Zoning Manager Eastman stated that ZN-17-2021 was a request for a property reclassification from MPC C-2 (Master Plan Community General Commercial District) to a PUD (Planned Unit Development District), consisting of a 250-lot, single-family subdivision. He stated that the applicant's subject site consists of one parcel that is approximately 34.64 gross acres. The site currently has a commercial zoning designation; however, the parcel has a Mixed Use Land Use designation. He stated that the subject site was recently subdivided into three distinct parcels; therefore, the

applicant is requesting to rezone the subject site (APN 124-21-510-007) to PUD, Planned Unit District to allow single-family compact lot development. The development is proposed to have 250 lots and has a density of 7.2 dwelling units per gross acre. The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. 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.

Planning and Zoning Manager Eastman continued by stating that T-MAP-19-2021 was a request for a tentative map in an MPC C-2 (Master Planned Community General Commercial District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 250-lot, single-family subdivision. He stated that the applicant is required to provide 125,000 square feet (500 square feet per dwelling unit) of open space. The Tentative Map provides 137,302 square feet of open space within the development, which is approximately 75% of the open space that has been configured in a linear pattern that follows that existing fault line. Details of the park or amenities have not been provided but will be reviewed with the Final Development Plan. Pedestrian connections should be added to the easements/open space when a cul-de-sac abuts Dorrell Lane, the entry street, or the future commercial area. He continues by stating that the pedestrian connections should include a pedestrian gate and sidewalk that is a minimum of five feet in width. The proposed tentative map is consistent with the proposed amendment to the Insight Park Highlands Development Agreement, the proposed PUD, Planned Unit Development and is compatible with the surrounding neighborhood. Staff has no objections to the proposed request and recommended approval.

Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas, represented the applicant and was available for questions.

Chairman Warner opened the public hearing.

Beverly Miller, 7168 Anchor Terrace Street, Las Vegas, stated that she and her neighbors opposed the development since they were assured by the property developer, that the proposed property would remain vacant. She asked whether there will be landscaping installed between the developments as a backdrop and whether there will be anything done to the current drainage on the property.

Responding to Mrs. Miller's questions and concerns, Ms. Lazovich explained that the vacant property is privately owned and has always been intended for development. The requested change to the development agreement will allow for the development of single-family detached homes and light commercial development. She stated that the development of single-family homes will be more compatible with the neighborhood and less density than if used for commercial development. She stated that the drainage would be repaved and re-directed underground.

Chairman Warner closed the public hearing.

Commissioner Kraft asked what type of development is allowed on the property without the change.

Planning and Zoning Manager Eastman responded by stating that without the change the development of high-density residential, commercial offices and commercial retail are allowed. He continued by stating previous approval was given for the development of a senior housing facility with skilled nursing and assisted living. This comprised of 36 units to the acre density with a height allowance of 60 feet, while the proposed single-family detached homes for the proposed development, are seven units to the acre, and at a maximum height of 28 feet, as allowed in the ordinance.

Commissioner Kraft stated that he considered the change to be an improvement for the community due to the density and height of the approved development, compared to the proposed development. Staff recommended approval.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Kraft, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None