



# Planning Commission Agenda Item

Date: March 12, 2025

Item No: 4

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP  
Director of Land Development & Community Services  
Prepared By: Miranda Cain, Planner

**SUBJECT:** **AMP-01-2025 N. 5th and HAMMER (Public Hearing).** Applicant: D.R. Horton Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Ranch Estates and Mixed-Use Neighborhood to Single-Family Medium. Location: Northwest Corner of Hammer Lane and Donna Street. (APN 124-35-104-001 through 124-35-104-005). Ward 4. (For Possible Action)

**RECOMMENDATION: RECOMMEND TO APPROVE**

## PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Ranch Estates to Single-Family Medium. The subject site is 8.16 net acres located at the northwest corner of Hammer Lane and Donna Street.

## BACKGROUND INFORMATION:

### Previous Action

A Neighborhood Meeting was held on February 10, 2025 at the Aliante Library 2400 Deer Springs Way, North Las Vegas, Nevada 89084. One (1) neighbor was present along with Councilwoman Garcia-Anderson and Planning Commissioner Villeda. Questions were asked regarding the density of the project and if the units would be for sale or for rent.

On January 15<sup>th</sup>, 2025 City Council approved Annexation #177 to Annex APN's 124-35-104-002, 124-35-104-003, 124-35-104-004, and 124-35-104-005 into the City of North Las Vegas with a zoning of R-E, Ranch Estates District and a Land Use Designation of Ranch Estates.

On December 12th, 2024 a Task Force meeting (TF-51-2024) was held to discuss a proposed property reclassification from a R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District for a 67-lot residential subdivision.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>T-MAP-02-2025</b>	A Tentative Map to allow a 67-lot Single-Family development on 8.16 net acres
<b>ZN-02-2025</b>	A Property reclassification of 8.16 net acres from R-E, Ranch Estates District, to an R-CL, Single-Family Compact Lot Residential District

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Ranch Estates and Mixed Use - Neighborhood	R-E, Ranch Estates District	Existing Single-Family Residential and Storage
<b>North</b>	Mixed Use – Neighborhood	R-E, Ranch Estates District	Charter School
<b>South</b>	Single-Family Medium	PUD, Planned Unit Development	Existing Single-Family Residential
<b>East</b>	Single-Family Low	R-1, Single Family Low Density District	Existing Single-Family Residential
<b>West</b>	Mixed Use – Neighborhood	O-L, Open Land District and Clark County	Existing Single-Family Residential and Storage

**DEPARTMENT COMMENTS:**

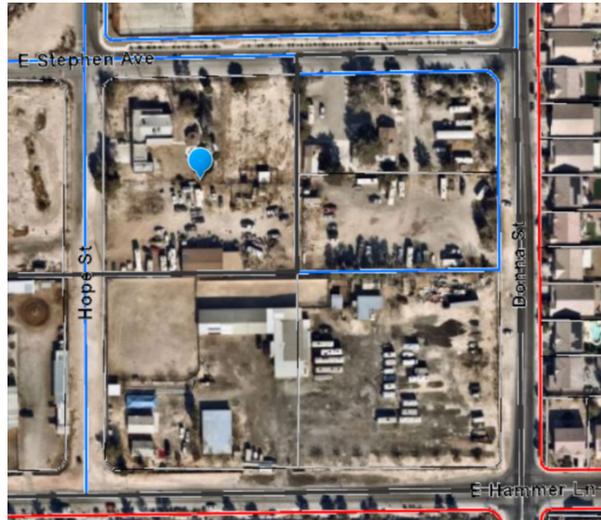
<b>Department</b>	<b>Comments</b>
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	No comment.

**ANALYSIS**

The applicant is requesting consideration to amend the Comprehensive Land Use Map from Ranch Estates to Single-Family Medium. The subject site is comprised of five (5) parcels that are approximately 8.16 net acres and is located at the northwest corner of Hammer Lane and Donna Street. The applicant is proposing to develop a sixty-seven (67) lot single-family residential subdivision. The Planning Commission agenda includes a request to rezone the property (ZN-02-2025) from an R-E, Ranch Estates District to an

R-CL, Single-Family Residential Compact lot District. Additionally, a Tentative Map for a sixty-seven (67) single-family residential lot development (T-MAP-02-2025) is also included on tonight's agenda.

### Current Aerial Image



According to the Comprehensive Plan, the characteristics and location for Single-Family Medium land use (*proposed land use*) should have a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these developments should be consistent with the prevailing character of the neighborhood and work to create points of continuity or connection from the old to the new development, both visually and physically. Primary uses for a Single-Family Medium land use include single-family detached and attached residences.

The Comprehensive Plan (Master Plan) land use designation for the surrounding properties is Single-Family Low (East), Single-Family Medium (South), and Mixed-Use Neighborhood (West and North). The surrounding zoning classification of R-1, Single-Family Low Density District to the East with lots that are a minimum of 6,000 square feet. To the South is PUD, Planned Unit Development District with lots that are a minimum of 3,360 square feet. To the North is R-E, Ranch Estates District with one 7.83 acre lot. To the West is O-L, Open Land District which is undeveloped.

The development is surrounded by four (4) different 60-foot right-of-ways Hope Street, Donna Street, Hammer Lane, and Stephen Avenue. The surrounding properties are predominantly residentially zoned with a charter school (North), a low density residential development (East), a medium density residential development (South), and undeveloped parcels (West).

The proposed request complies with the guidance provided in the Comprehensive Plan. The applicant is proposing to develop the site as detached single-family homes which is

one of the primary uses listed within the Single-Family Medium land use. The applicant is also proposing to develop the site at a density of 6.77 dwelling units per acre and lots with a minimum size of 3,864 square feet which is compatible with the existing homes. Additionally the proposed Single-Family Medium land use would act as a transition area between the properties adjacent to the subject site. The more intense Mixed-Use Neighborhood land use to the West and North has a density of up to 18 dwelling units per acre and the less intense Single-Family Low and Single-Family Medium land uses to the South and East have a maximum density of 6.91 dwelling units per acre.

The proposed land use amendment to single-family medium is compatible with the surrounding residential development. Staff is recommending that Planning Commission forwards this item to City Council with a recommendation of approval.

**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:**

- Letter of Intent
- Boundary Map
- Neighborhood Meeting Summary Letter
- Clark County Assessor's Map
- Location and Comprehensive Plan Map