



Planning Commission Agenda Item

Date: February 12,
2025

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharienne Dotson, Principal Planner

SUBJECT: **T-MAP-23-2024 ALLEN AND FISHER.** Applicant: DR Horton, Inc. Request: A Tentative Map in an R-E, Ranch Estates District, Proposed Property Reclassification to a PUD, Planned Unit Development District, to Allow an Eight (8) Lot, Single-Family Residential Subdivision. Location: Southwest Corner of Allen Lane and Fisher Avenue. (APN 124-31-604-009). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in an R-E, Ranch Estates District, proposed PUD, Planned Unit Development District to allow an eight (8) lot single-family residential subdivision. The subject site is 4.34 acres located at the southwest corner of Allen Lane and Fisher Avenue. The site is within the Ranch Estates Rural Preservation Overlay. The Comprehensive Master Plan Land Use designation for the subject site is Ranch Estates.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on December 19, 2024 at 5:30 p.m. at the Aliante library located at 2400 Deer Springs Way. According to the meeting summary, 12 neighbors attended the meeting as well as Councilman Scott Black. Neighbors were support of the project and had questions on timelines for development.
A Task Force meeting was held on December 5, 2024 (TF-50-2024) for a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District to change the Land use from Ranch Estates to Single Family Low for an eight (8) lot single-family subdivision.
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map from Very Low Density Residential to Ranch Estates was approved by the City Council on June 4, 2003.

RELATED APPLICATIONS:

Application #	Application Request
ZN-22-2024	A property reclassification from an R-E, Ranch Estates District to a PUD, Planned Unit Development District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates	R-E, Ranch Estates District	Undeveloped
North	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential
South	Ranch Estates	R-E, Ranch Estates District	Existing Baptist Church
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential

DEPARTMENT COMMENTS:

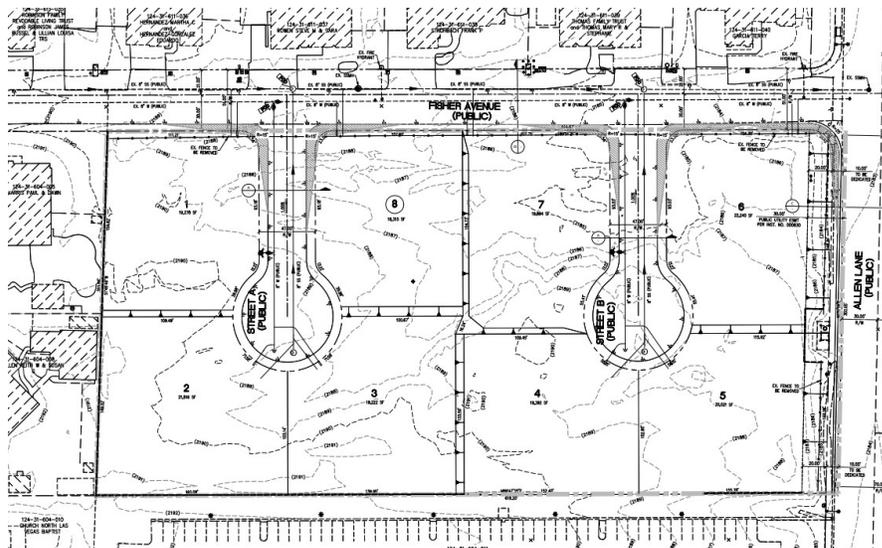
Department	Comments
Public Works:	See Attached Memorandum.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	See Attached Memorandum.

ANALYSIS:

The applicant is requesting consideration for a tentative map in a proposed PUD, Planned Unit Development District to allow an eight (8) lot single-family residential subdivision. The subject site is 4.34 acres with a density of 1.84 dwelling units per acre and is located at the southwest corner of Allen Lane and Fisher Avenue. Additionally, the applicant has submitted a property reclassification from an R-E, Ranch Estates District to a PUD, Planned Unit Development District (ZN-22-2024). With the proposed rezoning, the applicant does not propose any alterations to the Rural Preservation Overlay status for the subject site. The Comprehensive Master Plan Land Use designation for the subject site is Ranch Estates, which allows up to two (2) dwelling units per acre.

The subject parcel and adjacent R-E parcels to the north, south and the west are situated within the Ranch Estates Rural Preservation Overlay District. The Ranch Estates Rural Preservation Area was established in 1998 through Resolution #2016. The primary objective of this overlay district is to regulate the development of lands, preserving the density and rural character unique to rural neighborhoods. The overlay district also provides guidance on new development or redevelopment that would maintain the rural character of the designated rural neighborhoods. The subject site is an undeveloped parcel within the Ranch Estates Rural Preservation Overlay District between the surrounding larger Ranch Estates lots and the R-1, Single-Family development to the east. The preservation of the rural character of this parcel is crucial to the integrity of the Rural Preservation Overlay.

The rural preservation overlay designates areas that are compatible and suitable for the keeping and riding of horses. If a conflict exists between the base zoning, in this case, PUD, and the overlay district the provisions of the overlay district will prevail. Requirements that are unique to the rural preservation overlay include equestrian trails, ranch estate uses, and streets built to the rural standards.



All lots within the proposed development will have a minimum lot size of 18,315 square feet and a maximum lot size of 22,240 square feet. The eight lots will be divided into two public street cul-de-sacs; each with four lots. The streets should be a rural street and compatible with the Ranch Estates Rural Preservation Overlay. Which include but is not limited to maintaining a 48 foot street width with 32 feet of pavement required, streetlights and sidewalks are not required.

The development is more compatible with R-EL, Ranch Estates Limited District, and the R-EL lot standards and setbacks. The applicant indicates the development will meet the R-EL, Ranch Estates Limited District setbacks, minimum lot width of 80 feet and have a minimum lot area of 15,000 square feet.

The proposed setbacks from the R-EL District are:

- Front: 20 Feet
- Interior Side: 5 feet
- Corner Side: 10 feet
- Rear: 20 Feet

The submitted elevations and floor plans for the residential subdivision were submitted and appear to be in compliance. The floor plans indicate the availability of two dwelling sizes: one with a floor area of 3,875 square feet and the other with a floor area of 4,600 square feet. The proposed development should comply with the single-family design standards including but not limited to 1,200 square feet of living area; 2-car garage; a stucco exterior finish; and a concrete tile roof. The colors and distinct architectural embellishments of the dwellings will be reviewed with the Final Development Plan.

The applicant submitted a proposed landscape plan. The lots adjacent to Allen Lane will be required to provide 15 feet of landscaping including a five (5) foot sidewalk and a decorative split face block wall. The required landscaping will be reviewed with the Final Development Plan.

The surrounding zoning classification is R-E, Ranch Estates District to the west, north and the south with lots ranging in size from 0.5 acres up to 2 acres. To the east is R-1, Single-Family Low Density District with lots ranging in size from 6,000 square feet to 8,000 square feet. The existing single-family homes to the west, north and east are single story with attached three and four car garages. The proposed single story homes are comparable in size, style, colors and materials to the existing single-family homes surrounding this property and would be very compatible.

The proposed tentative map is consistent with the proposed property reclassification (ZN-22-2024) to a PUD, Planned Unit Development and the Comprehensive Master Plan Land Use Plan of Ranch Estates. The development is compatible with the nearby R-E, Ranch Estates and R-1, Single-Family Low Density surrounding neighborhoods. Staff has no

objections to the proposed tentative map request and recommends approval subject to conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The tentative map shall comply with all conditions of approval for ZN-22-2024.
3. Should the associated zoning application (ZN-22-2024) be denied this application shall become null and void.

ATTACHMENTS:

Public Works Memorandum

Letters of Intent

Tentative Map

Elevations

Floor Plan

Landscape Plan

Clark County School District Tracking Form

Clark County Assessor's Map

Location and Zoning Map