



# Planning Commission Agenda Item

Date: June 12, 2024

Item No: 7

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDPF, Director of Land Development & Community Services  
Prepared By: Sharianne Dotson, Planner

**SUBJECT: T-MAP-05-2024 OPUS AT LONE MOUNTAIN.** Applicant: Rainbow Creek LLC. Request: A Tentative Map in an R-E (Ranch Estates District), Proposed Property Reclassification to PUD (Planned Unit Development District), to allow a Six (6) Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). 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 a six (6) lot single-family residential subdivision. The subject site is one (1) parcel, 2.1 acres in size with a density of 2.89 dwelling units per acre. The site is located at the northwest corner of Lone Mountain Road and Ferrell Street. The Comprehensive Master Plan Land Use designation for the subject site is Ranch Estates (proposed Single-Family Low).

### **BACKGROUND INFORMATION:**

#### **Previous Action**

A neighborhood meeting was held on May 6, 2024 at 5:30 p.m. at the Alexander Library located at 1755 Alexander Road. According to the meeting summary, 4 neighbors attended the meeting. Neighbors were concerned about the zoning from R-E, Ranch Estates District to a PUD, Planned Unit Development District, however, did appreciate the condition for only single-story homes.

A Task Force meeting was held on April 4, 2024 (TF-09-2024) for a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District and Amendment to the Master Plan (AMP) to change the Land use from Ranch Estates to Single Family Low for a six (6) 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
<b>AMP-03-2024</b>	An amendment to the Comprehensive Master Plan to change the land use designation from Ranch Estates to Single-Family Low.
<b>ZN-07-2024</b>	A property reclassification from an R-E, Ranch Estates District to a PUD, Planned Unit Development District.

**GENERAL INFORMATION:**

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

**DEPARTMENT COMMENTS:**

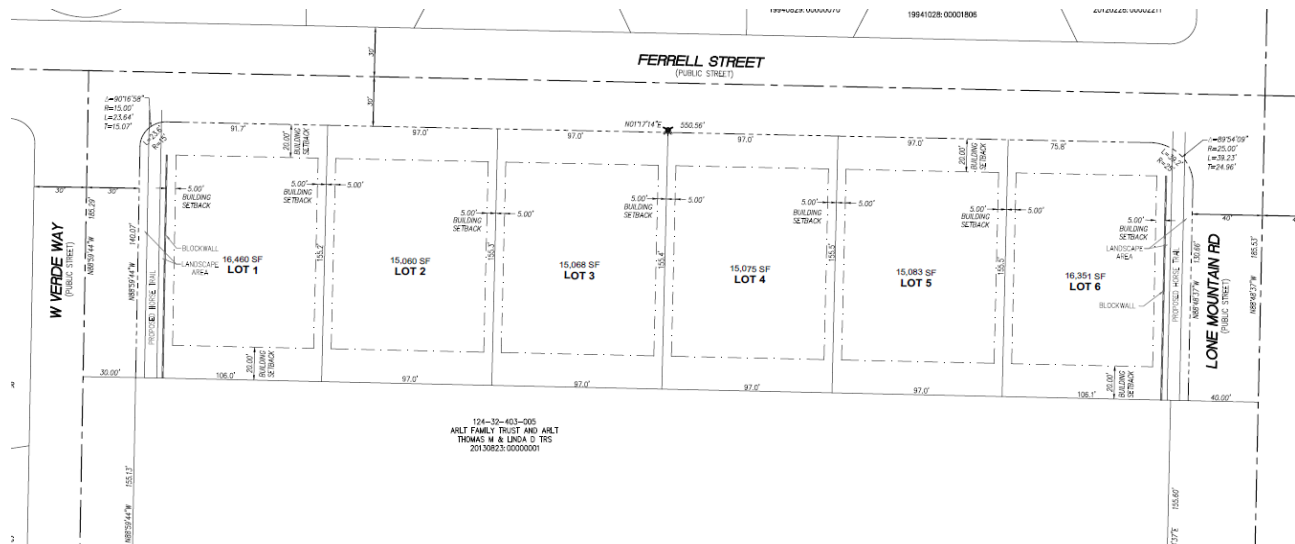
Department	Comments
Public Works:	See Attached Memorandum.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	No comment.

**ANALYSIS:**

The applicant is requesting consideration for a tentative map in a proposed PUD, Planned Unit Development District to allow a six (6)-lot single-family residential subdivision. The subject site is 2.1 acres with a density of 2.89 dwelling units per acre and is located at the northwest corner of Lone Mountain Road and Ferrell Street. All lots within the proposed development will have a minimum lot size of 15,000 square feet and will front Ferrell Street. In addition, there is a seven (7) foot equestrian trail along Verde Way and Lone Mountain Road. The streets should be a rural street and compatible with the Ranch

Estates Rural Preservation Overlay. According to the applicant's letter of intent, the development is proposing to develop the site with one-story homes.

The applicant has also submitted applications to change the land use designation from Ranch Estates to Single-Family Low (AMP-03-2024) and a property reclassification to the PUD, Planned Unit Development District (ZN-07-2024). With the proposed rezoning, the applicant is not requesting any change to the Rural Preservation Overlay for the subject site.



The development is more compatible with R-EL, Ranch Estates Limited District and, the R-EL lot standards and setbacks should be used. Per the tentative map, the lots meet the minimum lot width of 80 feet and have a minimum lot area of 15,000 square feet.

The proposed PUD, Planned Unit Development should comply with the R-EL Setbacks as follows:

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

The proposed elevations and floor plans for the residential subdivision were submitted and appear to comply. However, the proposed development should abide by 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 did not provide a landscape plan; however, the tentative map contains the required equestrian trail. The trail will consist of three (3) feet of landscaping; a seven (7) foot trail; and ten feet of landscaping adjacent to Verde Way and Lone Mountain Road. Ferrell Street will have a five (5) foot sidewalk. All landscaping and trails will be reviewed with the Final Development Plan.

The surrounding zoning classification is R-E, Ranch Estates District to the west and the south with lots ranging in size from .5 acres up to 2 acres. To the north and east is R-1, Single-Family Low Density District with lots ranging in size from 6,000 square feet up to 8,000 square feet.

The proposed tentative map is consistent with the proposed property reclassification (ZN-07-2024) to the PUD, Planned Unit Development and the proposed amendment to the Comprehensive Master Plan Land Use Plan to Single-Family Low for the site. The development is compatible with the surrounding neighborhood. 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-07-2024.
3. Should the associated zoning application (ZN-07-2024) be denied this application shall become null and void.

#### **ATTACHMENTS:**

Public Works Memorandum

Letters of Intent

Tentative Map

Revised Elevations

Revised Floor Plan

Clark County School District Tracking Form

Clark County Assessor's Map

Location and Zoning Map