



# Planning Commission Agenda Item

Date: November 13,  
2024

Item No: 15

**TO:** Planning Commission

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

**SUBJECT: FDP-09-2024 OPUS AT LONE MOUNTAIN.** Applicant: Rainbow Creek.  
Request: A Final Development Plan in a PUD, Planned Unit Development  
District, to Develop a Six (6) Lot, Single-Family Residential Subdivision on  
2.10 Acres. 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 Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District to develop a six (6) lot, single-family residential subdivision on 2.10 acres 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 designation is Single Family Low.

### **BACKGROUND INFORMATION:**

Previous Action
On July 17, 2024, City Council approved Ordinance 3209 (ZN-07-2024) to rezone the subject site from R-E, Ranch Estates District to a PUD, Planned Unit Development District to allow a six (6) lot, single-family residential development.
On July 17, 2024, City Council approved an amendment to the Comprehensive Master Plan (AMP-03-2024) to change the land use designation from Ranch Estates to Single-Family Low.
On June 12, 2024, Planning Commission approved a Tentative Map (T-MAP-05-2024) to allow a six (6) lot, single-family residential subdivision.
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
N/A	

#### GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Single-Family Low	PUD, Planned Unit Development 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

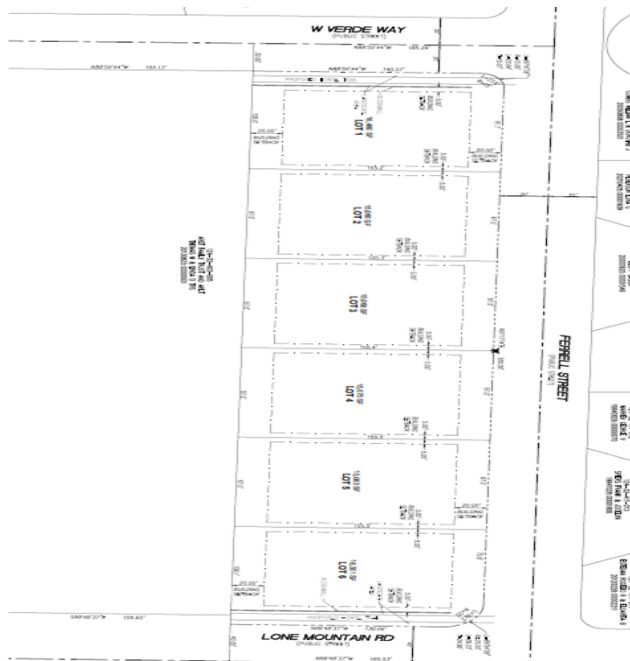
#### DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	Please see attached Memorandum.

## ANALYSIS:

The applicant is requesting Planning Commission approval for a final development plan in a PUD, Planned Unit Development District to develop a six (6) lot, single-family residential subdivision with a density of 2.89 dwelling units per acre. The subject site is 2.10 acres 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 approved PUD is a hybrid zoning alternative that will help preserve the rural character and is compatible with the nearby R-E, Ranch Estates, and R-1, Single-family Low Density lots. The Ranch Estates Rural Preservation Overlay remains and shall be maintained.

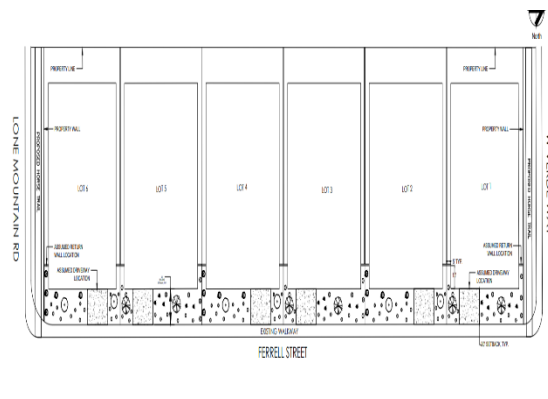


The submitted elevations indicate a single-story dwelling with a standard two (2)-car garage plan with an additional one (1)-car garage. According to the proposed elevations, the dwellings would consist of primarily a stucco exterior, painted in two (2) different earth tone colors and a concrete tile pitched roof or tile shed style roof. In addition, the elevation indicates accent stone on the front elevation and at the dwelling entrance. The colored elevations provided generally comply with the single family design standards and are finished in earth tones indigenous to the Las Vegas Valley. The development is more consistent with the R-EL, Ranch Estates Limited District, and the R-EL lot standards and setbacks should be used. The applicant indicates the development will provide single story homes. The lots meet the minimum lot width of 80 feet and have a minimum lot area of 15,000 square feet. Floor plans were not submitted, however, the dwelling must meet the minimum 1,200 square feet and a 20' x 20' two-(2) car garage. Complete elevations and floorplans will be reviewed during the building permit process.

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 applicant provided a proposed landscape plan for the front yards facing Ferrell Street and the required equestrian trail. The trail will consist of three (3) feet of landscaping and a seven (7) foot wide equestrian trail for a total of ten feet adjacent to Verde Way and three (3) feet of landscaping, a seven (7) foot wide equestrian trail for a total of ten feet with a 3-rail white fence along Lone Mountain Road. The proposed trail along Lone Mountain Road will connect with the same type of trail to the west along Lone Mountain Road. Ferrell Street will have a five (5) foot sidewalk. All landscaping should contain trees with shrubs that provide a 50% ground coverage within two (2) years of planting. This landscape plan can be reviewed at the building permit process.



The surrounding area consists of Ranch Estates single-family dwellings 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 final development plan is in general compliance with the approved PUD, Planned Unit Development District, ZN-07-2024, and the Zoning Ordinance (No. 3209). Staff has no objections to the final development plan and recommends approval with conditions.

**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 three (3) foot landscaped area and a seven (7) foot wide equestrian trail for a total of ten feet of landscaped area shall be provided adjacent to Verde Way and a three (3) foot landscaped area and a seven (7) foot wide equestrian trail with a 3-rail white fence for a total of ten feet of landscaped area shall be provided adjacent to Lone Mountain Road.

***Public Works***

3. This item comply with the conditional of approval for ZN-07-2024 (Ordinance No. 3209)

**ATTACHMENTS:**

Public Works Memorandum

Ordinance No. 3209

Letter of Intent

Site Plan

Elevation

Landscape Plan

Clark County Assessor's Map

Location and Comprehensive Plan Map