



# Planning Commission Agenda Item

Date: February 12,  
2025

Item No: {{Item.Number}}

**TO:** Planning Commission

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

**SUBJECT:** **ZN-22-2024 ALLEN AND FISHER (Public Hearing).** Applicant: DR Horton, Inc. Request: A Property Reclassification of 4.34 Acres From R-E, Ranch Estates District, to a PUD, Planned Unit Development District, Consisting of 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: RECOMMEND TO APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of 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
T-MAP-23-2024	A tentative map in a PUD, Unit Development District, to allow an eight (8) lot single-family subdivision.

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Ranch Estates	R-E, Ranch Estates District	Undeveloped
<b>North</b>	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential
<b>South</b>	Ranch Estates	R-E, Ranch Estates District	Existing Baptist Church
<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

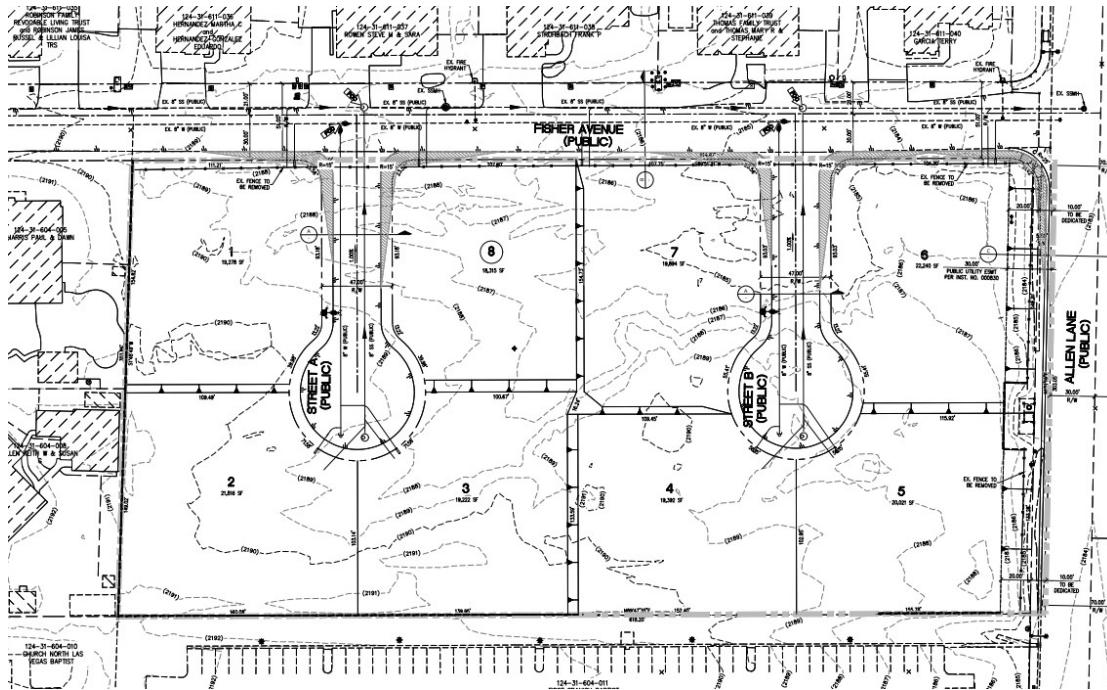
**DEPARTMENT COMMENTS:**

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 a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of an eight (8) lot single-family residential subdivision with a density of 1.84 dwelling units per acre. The site is 4.34 gross acres located at the southwest corner of Allen Lane and Fisher Avenue. All lots within the proposed development will have a minimum lot size of 18,315 square feet with a maximum lot size of 22,240 square feet. The eight (8) lots will be divided into two public street cul-de-sacs; each with four (4) lots. The applicant has also submitted an application for a Tentative Map (T-Map-23-2024) to allow an eight (8) lot single-family subdivision. With the proposed rezoning, the applicant is not requesting any change to the Rural Preservation Overlay 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 purpose of the PUD, Planned Unit Development District is to provide an alternative to conventional zoning and development approaches and processes. PUD's encourage innovation in residential, commercial and industrial development fostering a more creative approach to land utilization. However, the PUD Districts are not intended to be used as a way to circumvent our traditional regulations and open space requirements.



'A' PRAIRIE

SCHEME 202



'B' MID-CENTURY MODERN

SCHEME 209



The surrounding zoning classification consists of R-E, Ranch Estates District to the west,

north and the south, with lots ranging in size from 0.5 acres 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 in the vicinity 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 subject parcel and adjacent R-E parcels to the north, south and the west are located within the Ranch Estates Rural Preservation Overlay District. The Ranch Estates Rural Preservation Area was established in 1998, through Resolution #2016. The purpose 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 situated 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 allows 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.

The proposed development is more compatible with the R-EL, Ranch Estates Limited District, and the R-EL lot standards and setbacks. The applicant has indicated that the development will meet the R-EL, Ranch Estates Limited District setbacks, the 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.



**'C' MODERN PRAIRIE**



**'D' MODERN FARMHOUSE**



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.

### **Approval Criteria: (Zoning Map Amendments)**

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development meets all of the following criteria:

1. The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative side design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.
2. The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
3. The PUD is consistent with the development standards in Section 17.24;

4. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing developments;
5. The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
6. The PUD is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
7. Future uses on the subject tract will be compatible with uses on other properties in the vicinity of the subject tract.

The proposed reclassification to the PUD, Planned Unit Development District is consistent with the land use designation of Ranch Estates and should be compatible with the surrounding area. The proposed 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 style lots. The Ranch Estates Rural Preservation Overlay must be maintained and if approved the PUD, will serve as the underlying zoning. The proposed reclassification of property should not create a negative impact on the other properties in the vicinity. Staff recommends approval with the listed 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. Each lot shall have a minimum lot width of 80 feet and a minimum lot area of 15,000 square feet.
3. The total number of lots shall not exceed eight (8) lots.
4. The development shall remain within the Ranch Estates Rural Preservation Overlay District.
5. Applicant will provide the required landscaping of 15 feet including a five (5) foot sidewalk and a decorative split face block wall adjacent to Allen Lane and all lots adjacent to Fisher Street will be required to meet the adopted Master plan of Street and Highways rural road standards.

6. The development shall comply with the R-EL Setbacks as follows:
  - a. Front: 20 Feet
  - b. Interior Side: 5 feet
  - c. Corner Side: 10 feet
  - d. Rear: 20 Feet
7. A Final Development Plan is required to be submitted and approved by Planning Commission.

### ***Public Works***

8. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
11. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Allen Lane
  - b. Fisher Avenue (Rural preservation section)
13. Proposed Cul-de-sacs shall comply with CCAUSD #212.
14. Adjacent to all perimeter and internal streets, a five-foot-wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.



16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
17. The Applicant is responsible for acquiring any easements needed to construct the project.
18. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
22. Should the Applicant desire to change the internal drive aisles to private streets, this project would then be required to comply with the CNLV Private Street Policy.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Preliminary Development Plan  
Elevations  
Floor Plan  
Landscape Plan  
Neighborhood Meeting Summary Letter  
Clark County Assessor's Map  
Location and Zoning Map