



# Planning Commission Agenda Item

Date: June 12, 2024

Item No: 6

**TO:** Planning Commission

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

**SUBJECT:** **ZN-07-2024 OPUS AT LONE MOUNTAIN (Public Hearing).** Applicant: Rainbow Creek LLC. Request: A Property Reclassification of 2.1 Acres from R-E (Ranch Estates District) to a PUD (Planned Unit Development District) Consisting of 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 a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of a six (6) lot single-family residential subdivision. The subject site is 2.1 acres 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>T-MAP-05-2024</b>	A tentative map in a PUD, Unit Development District, to allow a Six (6) 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>	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

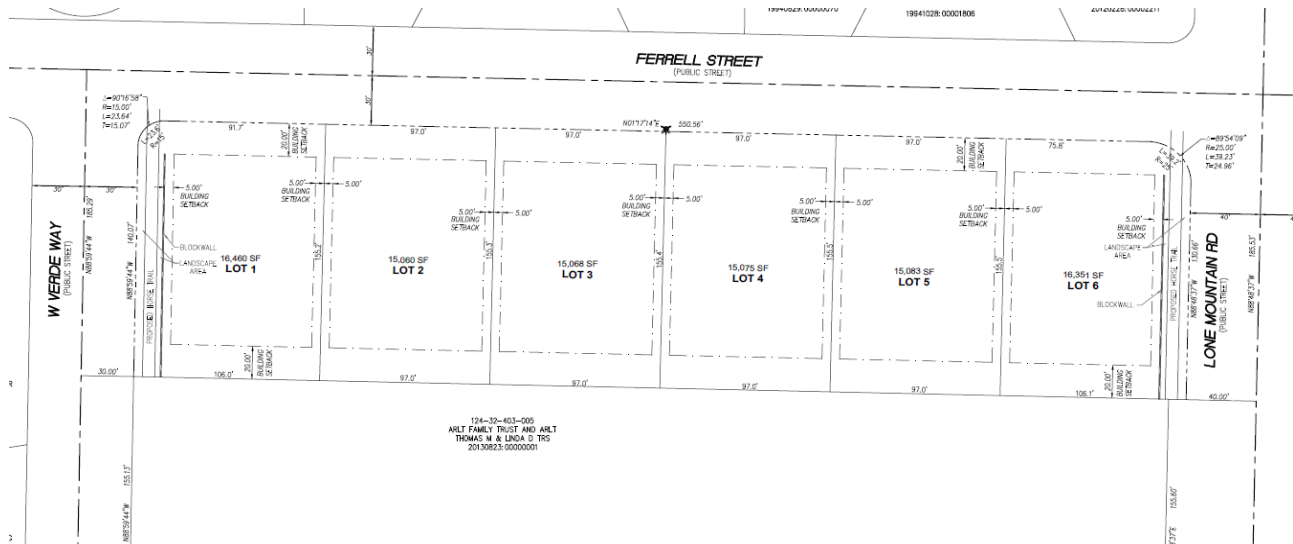
**DEPARTMENT COMMENTS:**

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

**ANALYSIS:**

The applicant is requesting a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of a six (6) lot single-family residential subdivision with a density of 2.89 dwelling units per acre. The site is 2.1 acres 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 applicant has also submitted applications to change the land use designation from Ranch Estates to Single-Family Low (AMP-03-2024) and Tentative Map (T-Map-05-2024) to allow a Six (6) 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 purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. However, the PUD Districts is not to be used as a way to circumvent our traditional regulations and open space requirements.

The parcel and adjacent R-E parcels to the west are within the Ranch Estates Rural Preservation Overlay District. The Ranch Estates Rural Preservation Area was created in 1998, with 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 that sits on the border of the Ranch Estates Rural Preservation Overlay District between the larger Ranch Estates lots to the west 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 development is more compatible with 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 that will front onto Ferrell Street. In addition, 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 be in compliance. However, 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 did not provide a landscape plan; however, the preliminary development plan provided contains the required equestrian trail. The trail will consist of three (3) feet of landscaping, a seven (7) foot wide 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.

#### **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 site 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 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 reclassification to the PUD, Planned Unit Development District is consistent with the proposed land use designation to Single-Family Low (AMP-03-2024) 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 be 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 six (6) lots.
4. A seven (7) foot equestrian trail shall be provided along Verde Way and Lone Mountain Road.

5. The development shall remain within the Ranch Estates Rural Preservation Overlay District
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. 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.
11. A five foot wide PUE is required adjacent to all streets, including internal streets. Consequently, along corner/side lot boundaries the property walls shall be set back a minimum of five feet from the back of the sidewalk and only shallow rooted shrubbery may be planted in these areas. Landscape easements required for these areas as well.
12. 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.

13. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
14. Proposed residential driveway slopes shall not exceed twelve percent (12%).
15. A five foot wide PUE is required adjacent to all streets, including internal streets. Consequently, along corner/side lot boundaries the property walls shall be set back a minimum of five feet from the back of the sidewalk and only shallow rooted shrubbery may be planted in these areas. Landscape easements required for these areas as well.
16. 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. Lone Mountain Road (including equestrian trail)
  - b. Ferrell Street
  - c. Verde (rural preservation section w/ equestrian trail, no c&g / sidewalk)
17. 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.
18. All common elements shall be labeled and are to be maintained by the Home Owners Association.
19. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
20. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
21. The vacation of the northerly ten (10) feet of right-of-way on Lone Mountain Road must record concurrently with the map. Should the Order of Vacation not record

within one/two year(s) from the approval date, the vacation shall be deemed null and void.

22. The applicant shall coordinate with CIP Project No. 10507 for Lone Mountain – Decatur to N 5th.

23. 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.

24. 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.

25. All off-site improvements must be completed prior to final inspection of the first building.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Revised Preliminary Development Plan

Revised Elevations

Revised Floor Plan

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map