



Planning Commission Agenda Item

Date: March 12, 2025

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director of Land Development & Community Services
Prepared By: Miranda Cain, Planner

SUBJECT: **ZN-02-2025 N. 5th and HAMMER (Public Hearing).** Applicant: D.R. Horton Inc. Request: A Property Reclassification of 8.16 Acres from R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District. Location: Northwest Corner of Hammer Lane and Donna Street. (APN 124-35-104-001 through 124-35-104-005). Ward 4. (For Possible Action)

RECOMMENDATION: RECOMMEND TO APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject site from R-E, Ranch Estates District to R-CL, Single-Family Compact Lot Residential District. The proposed rezoning is to allow 67 single family homes on approximately 8.16 net acres located at the northwest corner of Hammer Lane and Donna Street. The Comprehensive Master Plan Land Use designation for the subject site is currently Ranch Estates (proposed Single-Family Medium).

BACKGROUND INFORMATION:

Previous Action
A Neighborhood Meeting was held on February 10, 2025 at the Aliante Library 2400 Deer Springs Way, North Las Vegas, Nevada 89084. One (1) neighbor was present along with Councilwoman Garcia-Anderson and Planning Commissioner Villeda. Questions were asked regarding the density of the project and if the units would be for sale or for rent.
On January 15 th , 2025 City Council approved Annexation #177 to Annex APN's 124-35-104-002, 124-35-104-003, 124-35-104-004, and 124-35-104-005 into the City of North Las Vegas with a zoning of R-E, Ranch Estates District and a Land Use Designation of Ranch Estates.
On December 12th, 2024 a Task Force meeting (TF-51-2024) was held to discuss a proposed property reclassification from a R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District for a 67-lot Single-Family residential subdivision.

RELATED APPLICATIONS:

Application #	Application Request
AMP-01-2025	An amendment to the Comprehensive Master Plan Land Use to change the land use designation from Ranch Estates and Mixed-Use Residential to Single-Family Medium.
T-MAP-02-2025	A Tentative Map to allow a 67-lot Single-Family development on 8.16 net acres

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates and Mixed Use - Neighborhood	R-E, Ranch Estates District	Existing Single-Family Residential and Storage
North	Mixed Use – Neighborhood	R-E, Ranch Estates District	Charter School
South	Single-Family Medium	PUD, Planned Unit Development	Existing Single-Family Residential
East	Single-Family Low	R-1, Single Family Low Density District	Existing Single-Family Residential
West	Mixed Use – Neighborhood	O-L, Open Land District and Clark County	Existing Single-Family Residential and Storage

DEPARTMENT COMMENTS:

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

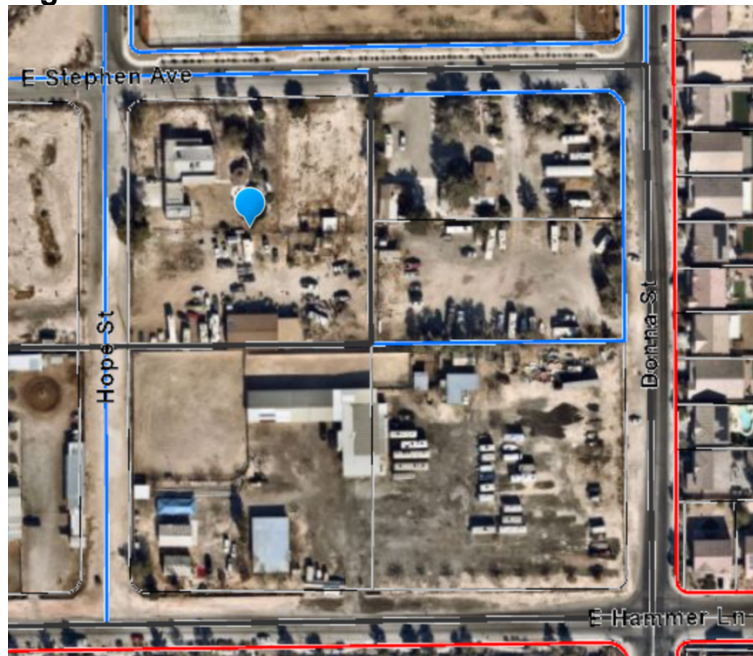
ANALYSIS:

The applicant is requesting consideration to reclassify the subject property from R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District. The subject site is comprised of five (5) parcels totaling approximately 8.16 net acres and is located at the northwest corner of Hammer Lane and Donna Street.

The Comprehensive Master Plan Land Use designation for the subject site is Ranch Estates. The Planning Commission agenda includes an amendment to the

Comprehensive Master Plan to change the existing land use from Ranch Estates and Mixed-Use Neighborhood to Single-Family Medium (AMP-01-2025). Additionally, a Tentative Map for a sixty-seven (67) single-family residential lot development (T-MAP-02-2025) is also included on the agenda.

Current Aerial Image



The purpose of the R-CL, Single-Family Compact Lot Residential District is to serve as a moderately lower density single-family residential product. The purpose of the R-CL is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density of 7.99 units per acre or less. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

The proposed tentative map includes 67 single-family residential lots, with a density of 6.77 dwelling units per acre using 9.9 gross acres. The residential lots will range in size from 3,864 square feet to 5,309 square feet, with a proposed minimum lot width of 40-feet. Staff feels that the development is compatible with the neighborhood and the surrounding uses and should not pose any adverse effects.

The rezoning request is consistent with the associated request to amend the Comprehensive Master Plan Land Use Map from Ranch Estates to Single Family Medium. This proposed property rezoning should increase housing opportunities within the City. The City does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

Staff has no objections to the proposed request and recommends The Planning Commission forward this item to City Council with a recommendation of approval.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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 development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning 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 in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map