



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 7

TO: Planning Commission

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

SUBJECT: T-MAP-13-2024 ANN & SAN MATEO-BELLA COPIA. Applicant: Richmond American Homes. Request: A Tentative Map in a PUD, Planned Unit Development District, Proposed Property Reclassification to a New PUD, Planned Unit Development District, Consisting of an Eighty-Four (84) Lot, Single-Family Residential Subdivision. Location: Northwest corner of Ann Road and San Mateo Street. (APN 124-30-414-001). Ward 3. (For Possible Action)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a PUD, Planned Unit Development District to allow an eighty-four (84) unit two-family dwelling unit subdivision (42 duplexes). The subject site is 7.65 acres with a density of 10.98 dwelling units per acre. The site is located at the northwest corner of Ann Road and San Mateo Street. The Comprehensive Master Plan Land Use is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action

On June 4, 1997 the City Council approved a Resolution of Intent (ROI #1950) for a reclassification of property from R-1 (Single-Family Low Density Residential District) to PUD (Planned Unit Development District) for a commercial center.

On May 17, 2000 the City Council approved a Zoning Reclassification (ZN-29-97) creating Ordinance No. 1398. This reclassified the subject property from R-1 (Single-Family Low Density Residential District) to PUD (Planned Unit Development District) for a commercial center.

RELATED APPLICATIONS:

Application #	Application Request
AMP-06-2024	An amendment to the Comprehensive Master Plan Land Use Element to change the subject parcel from the Community Commercial designation to Single-Family Residential.
ZN-18-2024	A reclassification (rezone) of a subject parcel from a commercial PUD (Planned Unit Development) to a residential PUD (Planned Unit Development).on 7.65 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Undeveloped Land
North	Single-Family Medium	R-1, Single-Family Residential District	Existing Residential
South	Community Commercial	C-2, General Commercial District	Existing Commercial Center
East	Single-Family Medium	PUD, Planned Unit Development District	Existing Residential
West	Community Commercial	PUD, Planned Unit Development District	Existing Commercial Center (Ann & Decatur Marketplace)

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.

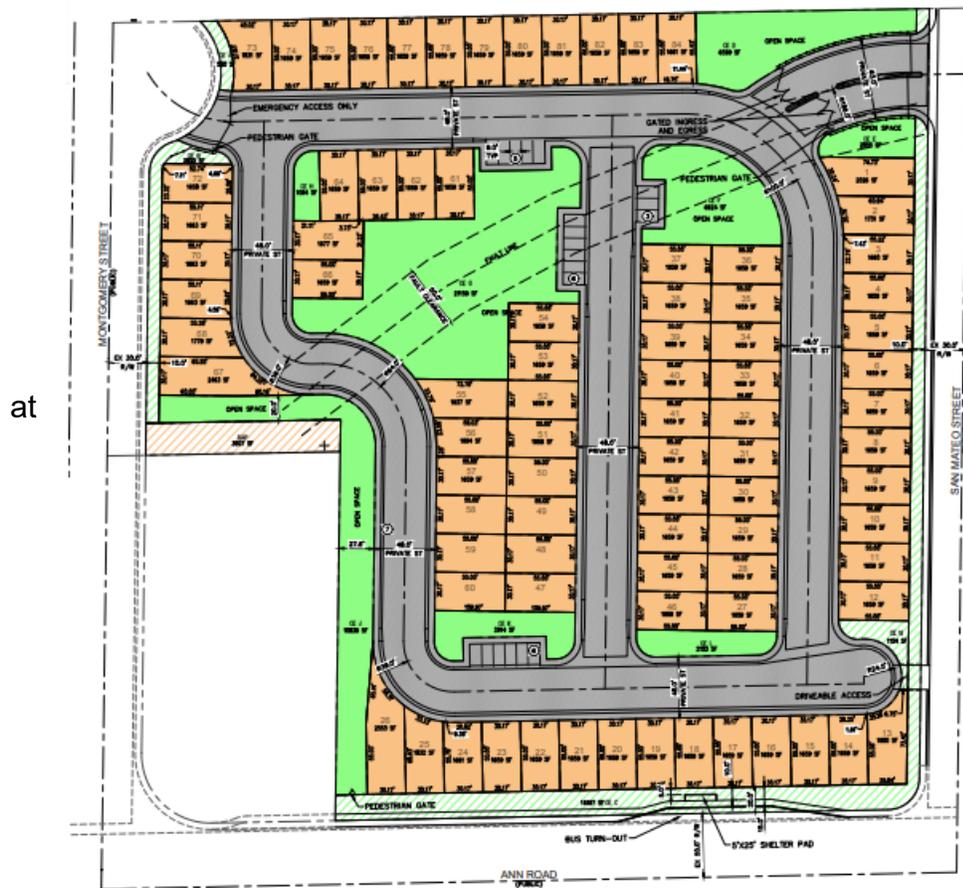
ANALYSIS:

The applicant is requesting Planning Commission approval of an eighty-four (84) unit two-family tentative map (42 duplexes).. The proposed tentative map utilizes a parcel currently zoned as a commercial PUD (Proposed new residential Planned Unit Development) with a land use of Neighborhood Commercial (Proposed Single-Family Medium). Both the proposed amendment to the Master Plan (AMP-06-2024), and zoning reclassification (ZN-18-2024) to convert this property from the commercial land use to a residential land use and amend the Planned Unit Development are also tonight's meeting for consideration. Staff is recommending denial of both the amendment to the master plan land use designation (AMP-06-2024) and the proposed property reclassification (ZN-18-2024). Should the proposed applications be denied, this tentative map will also need to be denied.



The subject site is on the northwest corner of Ann Road and San Mateo Street. Access to the site is proposed from San Mateo Street, on the eastern side of the property, with emergency access from Montgomery Street, on the western side. Ann Road serves as the southern boundary of the site, although no access is being provided. The northern boundary of the site is the existing Riverwalk Ranch housing development and no access is being provided. The applicant is proposing 48-foot private streets with five foot sidewalks on both sides of the street.

Access to the proposed development will be from one (1) gated entry point on San Mateo Street, a sixty (60) foot right-of-way per the Master Plan of Streets and Highways. The required perimeter landscaping adjacent to San Mateo Street is fifteen (15) feet wide including a five (5) foot sidewalk as required.



The tentative map currently depicts the sidewalk as attached to the back of curb along San Mateo Street. This is acceptable where the entry is the north end of the site however, south of the entry point the sidewalk should be separated as required by code. The perimeter landscaping adjacent to Ann Road is twenty (20) feet wide including a five (5) foot sidewalk. A

bus turn out is required along Ann Road and has been incorporated into the tentative map. The sidewalk is once again being shown as adjacent to Ann Road and will need to be detached to align with the existing sidewalk connection to the west. The landscaping area adjacent to Montgomery Street is fifteen (15) feet wide including a five (5) foot sidewalk as required. The sidewalk along Montgomery is constructed and attached to the street however, no change will be required.

The proposed tentative map contains 84 dwelling units contained in 42 duplexes. The individual lots range in size from 1,659 square feet to an oversized lot measuring 2,623 square feet. The dimensions of the lots are small with a width of thirty (30) feet and a depth of fifty-five (55) feet for a typical lot.

The applicant is required to provide 50,400 square feet of common open space within the proposed subdivision. The proposed preliminary development plan indicates 53,130 square feet of common open space being provided. After calculating open space that meets the requirements of usable open space, a total of 51,411 square feet has been provided, which is above the minimum requirement. A minimum of 75% of the open space

shall be usable for recreation and contained in one area with accessibility to the residents within the development. Common Elements G & F are centralized to the development however these two elements only total 54% of the total open space. The remaining open space areas are all fragmented areas. These fragment areas should be considered decorative open space. The preliminary development plan did not specify the open space amenities. The applicant included a list of proposed amenities in the letter of intent which includes: one (1) shaded ramada with a minimum dimension of 12-feet by 12-feet, picnic tables, benches, dog stations, and bbq area. In addition, the open space amenities should also include a tot-lot for two (2) different age groups with EPDM surfacing and other similar activity areas. The final amenity list will be reviewed as part of the Final Development Plan.

The proposed tentative map may only be approved if the companion Amendment to the Master Plan and Zone Change are approved. This application cannot proceed under the current land use and zoning. If approved, the development would be compatible with the surrounding area and provide an acceptable buffer between the lower density properties to the east and north of the proposed site. In summary, If the companion Amendment to the Master Plan and Zoning are approved Staff would have no objections to the approval of this application. But in the current state, Staff must recommend to deny the application as residential development is not permitted within the current Zoning or Land Use.

CONDITIONS:

Planning & Zoning and Public Works:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The Tentative Map shall comply with all conditions of approval for ZN-18-2024.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County School District Tracking Form

Clark County Assessor's Map

Location and Comprehensive Plan Map