



Planning Commission Agenda Item

Date: September 13,
2023

Item No: 11

TO: Planning Commission

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

SUBJECT: ZN-24-2021 DORRELL AND COMMERCE (Public Hearing). Applicant: Greystone of Nevada. Request: An amendment to an existing 4.5-acre PUD/PID (Planned Unit Development/Planned Infill Development District) to allow a 30-lot single-family residential subdivision with an existing multi-tower telecommunication facility. Location: Northwest corner of Commerce Street and Dorrell Lane. (APNs 124-22-101-014 and 124-22-101-015) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration to amend an existing PUD / PID, Planned Unit Development District / Planned Infill Development District) to allow a 30-lot single-family residential subdivision with an existing multi-tower telecommunication facility on 4.5 acres. The site is located at the northwest corner of Commerce Street and Dorrell Lane. The Comprehensive Master Plan Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
On May 10, 2023, Planning Commission approved a Final Development Plan (FDP-02-2023) to develop a 30-unit, two-family residential subdivision with an existing multi-tower telecommunication facility.
On December 15, 2021, City Council approved an amendment to the Comprehensive Master Plan (AMP-16-2021) from Neighborhood Community to Single-Family Medium.
On December 15, 2021, City Council approved Ordinance No. 3099 (ZN-24-2021) to reclassify approximately 4.5 acres from C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development District / Planned Infill Development District.
On November 10, 2021, Planning Commission approved a Tentative Map (T-Map-29-2021) to allow a 30-Lot Single-Family Subdivision on 4.5 acres.
A neighborhood meeting was held on September 27, 2021 at 7:00 p.m. According to the neighborhood meeting summary, nine (9) neighbors attended the meeting. Neighbors inquired about home values, dust control, open space and expressed a desire for commercial

instead of additional homes.

A Task Force meeting was held on July 25, 2021 reclassify the property from a C-1, Neighborhood Commercial District to a PUD / PID, Planned Unit Development District / Planned Infill Development District for single-family dwellings.

On October 28, 2009 Planning Commission approved a special use permit (UN-53-09) to allow a multiple tower telecommunication facility and to allow a modified setback distance requirement to residential zoned property.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Medium	R-CL, Single-Family Compact Lot District	Proposed Single-Family Residential
South	Public/Semi Public	PSP, Public/Semi Public District	Undeveloped and Legacy High School
East	Single-Family Medium	R-1, Single-Family Low Residential District	Single-Family Residential
West	Mixed-Use Commercial	C-3, General Services Commercial District	Undeveloped

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting consideration to amend an existing PUD / PID, Planned Unit Development District / Planned Infill Development District) to allow a 30-lot single-family residential subdivision with an existing multi-tower telecommunication facility. The applicant's subject site consists of two (2) parcels that are approximately 4.5 acres located at the northwest corner of Commerce Street and Dorrell Lane. The applicant is requesting to amend the existing PUD / PID District to allow a single-family development of 30 dwelling units with a density of 6.7 dwelling units per acre on a portion of the site. The remaining portion contains an existing multi telecommunication facility. The proposed amendment will have no impact on the approved Tentative Map (T-MAP-299-2021) as the lots are not changing only the use of single-family detached product instead of the approved two-family duplex product.

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 way to circumvent our traditional regulations and open space requirements. A PUD / PID is further defined as tailored to the unique situation of infill development in the more mature neighborhoods to help facilitate new development on unused land and to encourage the development within the context of the character of the existing neighborhood. The Subject sites' relatively small size, and occupied with the existing multi-tower telecommunication facility creates a unique circumstance that requires use of the PUD/PID District.

Access to the proposed development is from two (2) proposed entrances; one entrance is on Commerce Street and the other entrance is on Dorrell Lane. The typical internal street section is 47-feet in width with a five (5) foot sidewalk on both sides of the street will remain the same. The approved tentative map (T-Map-29-2021) for the residential subdivision contains a minimum lot size of 2,835 square feet, which will remain the same. The single-family residences to the north are approximately 3,500 square foot lots and the single-family residences to the east are approximately 6,000 square foot lots and both subdivisions are single-family detached lots. The proposed 2,835 square foot lots are compatible with the neighboring residential uses.

The applicant is proposing to use the approved setbacks:

Setbacks:

Front: 20 feet

Garage: 20 feet

Side: 5 feet

Corner side: 10 feet

Rear: 10 feet

Rear to patio cover: 5 feet

The perimeter landscaping required adjacent to Commerce Street, Dorrell Lane and Elaine Street is fifteen (15) feet of landscaping including a five (5) foot sidewalk centered within the landscaping. The site plan provided indicates fifteen (15) feet of landscaping including the five (5) sidewalk back of curb. The sidewalk should be centered within the landscaped area to be in compliance with code requirements.

The cell tower area is enclosed with a block wall and a vehicle access gate. The portions of the block wall that are adjacent to Commerce Street and Dorrell lane will be decorative block. To help mitigate the impact of the existing cell towers to the proposed residential development, the landscaping within the park to the north and to the west of the cell site should contain trees planted 10 feet on center with shrubs that provide an 50% ground coverage within two (2) years of planting.

The applicant's letter of intent states they are providing 20,989 square feet of open space and are in compliance with the open space requirements. The code requirement is 500 square feet of open space per dwelling unit. The applicant is proposing 30 dwelling units, which requires 15,000 square feet of open space. The proposed open space is distributed within three (3) common elements; a 5,625 square foot park (Common Element "E"), a 2,959 square foot park (Common Element "F") and a 12,405 square foot park (Common Element "G"). Amenities for the open space area have been identified as doggie stations, a covered seating area with a table and chairs and two (2) benches.

Floor plans were not submitted, however, the letter of intent indicates the single-family dwellings will offer plans from 1,565 square feet up to 1,724 square feet with a two (2)-car garage (20' x 22'). Although elevations were not submitted, the letter of intent states this will be a two-story single-family detached development. The letter of intent also indicated there would be three (3) distinct elevations with front balconies and ground floor entries. The proposed development should comply with the single-family design standards including but not limited to a stucco exterior with concrete tile roof.

The surrounding area consists of single-family subdivisions to the north and east and a high school to the south. The proposed PUD / PID, Planned Unit Development / Planned Infill Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed request to amend the existing PUD / PID, Planned Unit Development District / Planned Infill Development District) to allow a 30-lot single-family residential subdivision with an existing multi-tower telecommunication facility. Staff recommends approval with conditions.

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 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.

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. The total number of lots shall not exceed 30.
3. The existing non-conforming cell towers are prohibited from adding additional height. Any future expansion to cell tower antenna arrays shall comply with the requirements and standards of cell towers.

4. The perimeter landscaped area shall be 15 feet of landscaping including a five (5) foot sidewalk centered within the landscaping.
5. The perimeter block wall and landscaping along with the cell tower block wall and landscaping shall be submitted as one (1) landscape plan and shall be completed as one (1) development all at the same time
6. The Development Standards shall comply with the following requirements:
 - a. Setbacks:
 - i. Front: 20 feet
 - ii. Garage: 20 feet
 - iii. Side: 5 feet
 - iv. Corner side: 10 feet
 - v. Rear: 15 feet
 - vi. Rear to patio cover: 5 feet
7. Open space areas shall contain the following amenities:
 - a. Four (4) benches two (2) in common lot "E" and two (2) in common lot "G".
 - b. Open play turf area.
 - c. Picnic table, dog stations, and trash receptacles.
8. Applicant shall submit for an approval of a Final Development Plan (FDP).

Public Works:

9. 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.
10. Approval of a drainage study is required prior to the civil improvement plans.
11. Approval of a traffic study traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
12. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the

standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.

13. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.
14. 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. Elaine Street
 - b. Dorrell Lane
 - c. Commerce Street
15. The public streets geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
16. All Nevada Energy, 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.
17. All common elements shall be labeled and are to be maintained by the HOA.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
20. A roadway easement may be required from the property owner to the West for any over paving of Elaine Street.
21. The property owner shall apply for a vacation of the westerly ten (10) feet of Commerce Street. The vacation pre-application shall be submitted to Real Property Services.

ATTACHMENTS:

Public Works Memorandum

Fire Prevention Memorandum

Letter of Intent

Site Plan

Neighborhood Meeting Minutes

Neighborhood Meeting Sign in Sheet

Clark County Assessor's Map

Location and Comprehensive Plan Map