

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

NUMBER: 16.

SUBJECT: Pass and Adopt Ordinance No. 2847, Amending Section 010 of Chapter 16 of Title 17 of the Municipal Code by Amending an Existing PUD Planned Unit Development District (Ordinance Nos. 2195 and 2667), Originally Consisting of 105 Single-Family Lots, and Now Consisting of 88 Single-Family Lots (ZN-30-17, Ann and Bruce) for Property Located at the Southeast Corner of Ann Road and Bruce Street, and Providing for Other Matters Properly Relating Thereto. (For Possible Action)	
REQUESTED BY: Alfredo Melesio, Director, Land Development and Community Services	WARD: 4 - Mayor Pro Tempore Cherchio
RECOMMENDATION OR RECOMMEND MOTION: It is recommended on November 1, 2017, that City Council introduce Ordinance No. 2847 and that City Council pass and adopt Ordinance No. 2847 on November 15, 2017.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of October 11, 2017, the Planning Commission unanimously recommended approval (6-0 vote). Commissioner Randy Robison made the motion to approve. Commissioner Harold Hanshew was absent.

The applicant requested Planning Commission consideration to essentially amend the existing Planned Unit Development District (PUD) currently approved for 105 single-family lots, with a density of 5.30 dwelling units per acre. According to the letter of intent, the applicant is now proposing 88 lots with a density of 4.45 dwelling units per acre.

The Comprehensive Plan designates the subject site as Single-Family Low. The density range within this land use category is 4.5 – 6 dwelling units per acre.

The proposed amendments show 88 lots with a typical lot size of 50 feet X 105 feet. According to the project summary information, the applicant is proposing a 10-foot front yard setback to the dwelling unit, with the exception that a 20-foot setback will be maintained to the garage. In addition, a 5-foot interior side yard, 10-foot corner side yard, and 10-foot rear yard setbacks are also proposed. (Note: The proposed setback are

CIP No.	Related Item: VAC-14-17	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY: Alfredo Melesio Land Development and Community Services Director	Respectfully Submitted Qiong X. Liu City Manager	CITY COUNCIL MEETING DATE: 11/1/2017 11/15/2017

consistent with the setbacks allowed in the R-CL, Single-Family Compact Lot Residential District.)

Approximately 74,244 square feet of open space is proposed where 52,800 square feet of open space is required. The open space areas are divided into six (6) common elements. The largest common element, approximately 24,039 square feet in size, is located within the center of the development. The remaining common elements are located at five (5) locations within the interior of the development and along the perimeter streets.

Attachments:

Ordinance No. 2847

Planning Commission Minutes

Staff Report With Attachments