

23. **ZN-30-17 (59946) ANN AND BRUCE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC. ON BEHALF OF R B LAS VEGAS LAND VENTURES 2, PROPERTY OWNER, AMENDING AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ORDINANCES 2195 AND 2667), ORIGINALLY CONSISTING OF 105 SINGLE-FAMILY LOTS, AND NOW CONSISTING OF 88 SINGLE-FAMILY LOTS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004 THROUGH 124-35-501-007, 124-35-501-009 AND 124-35-501-010. (FOR POSSIBLE ACTION)**

This item was presented by Marc Jordan, Planning Manager.

Item Nos. 23, ZN-30-17 and 24, T-1423 were briefed together, and voted upon separately.

Commissioner Robison re-entered Council Chambers at approximately 8:15 p.m.

Mr. Jordan stated the original development began with 105, single-family lots (5.30 dwelling units per acre) and the applicants are now proposing 88, single-family lots (4.45 dwelling units per acre). The typical lot size is 50 feet by 105 feet. The applicant is proposing 74,000 square feet of open space where 52,800 square feet is required. The open space is divided into six (6) common elements – the largest element is 24,000 square feet and is located within the center of the development. The remaining elements are located in five (5) locations within the interior of the development and along the perimeter streets.

The applicant held a neighborhood meeting, with eight (8) people in attendance, who supported the proposed development. The applicant indicated only single-story homes would be offered for sale within this development. The comprehensive plan for this area is single-family low density, and allows between 4.5 and 6.0 dwelling units per acre. This is consistent with the surrounding development and serves as a good transition from the development to the east, which is approximately 6.34 dwelling units per acre. The developments to the west, south and southwest range between 3.96 and 4.8 dwelling units per acre and are consistent with those developments.

There is one (1) primary access into this development. The site plan shows there are two (2) cul-de-sacs. Staff recommends one (1) of the cul-de-sacs be configured to provide the secondary emergency access that would be required.

Staff had no objections and recommended approval for both the amendment to the PUD and the associated tentative map.

The conditions are:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The number of single-family lots shall not exceed 88.
3. Setbacks shall comply with the requirements established for the R-CL District.

4. Open space and perimeter landscaped amenities shall be shown with the associated Final Development Plans. Furthermore, at a minimum, the following amenities shall be provided:
 - (1) One, covered tot lot with play structure for children and EDM resilient fall protection or one shaded ramada with a minimum dimension of 12' X 12', or a splash pad.
 - (2) Open play turf area.
 - (3) Picnic tables, benches, dog stations, and bar-b-que area(s).
 - (4) Perimeter landscaped areas shall contain benches and dog stations.
5. Perimeter sidewalks shall be centered within the perimeter landscaping.
6. Pedestrian access shall be provided from the two cul-de-sacs to Bruce Street.

Public Works:

7. All known geologic hazards must 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 building locations and require the submission of revised maps/plans requiring approval 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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. Ann Road
 - b. Bruce Street
 - c. Hammer Lane
10. Right-of-way dedication and construction of a bus turn-out is required on Ann Road near Bruce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Bruce Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
12. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A with sidewalks on both sides of the street.
13. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

14. The entrance street security gate geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
15. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. 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. A queuing analysis may be required.
17. The size and number of driveways 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.
18. Proposed residential driveway slopes shall not exceed twelve percent (12%).
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
20. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
21. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
22. A revocable encroachment permit for landscaping within the public right of way is required.
23. All off-site improvements must be completed prior to final inspection of the first building.
24. 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.

Robert Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, appeared on behalf of the applicant. Mr. Gronauer reiterated this request reduced the density that was already approved, in addition to the development of single-family homes. A neighborhood meeting was held and they received support from neighbors. Mr. Gronauer advised they exceed the open space requirements.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION
MOTION: Commissioner Robison
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, and Roundy
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Hanshew

24. T-1423 (59947) ANN AND BRUCE. AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES OF NEVADA, INC. ON BEHALF OF R B LAS VEGAS LAND VENTURES 2, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW AN 88-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND BRUCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-501-001, 124-35-501-004 THROUGH 124-35-501-007, 124-35-501-009 AND 124-35-501-010. (FOR POSSIBLE ACTION)

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