



Planning Commission Agenda Item

Date: October 11, 2017
Item No: 23.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: 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. A complete legal description is on file with the Land Development and Community Services Department. (For possible action.)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-30-17 be approved subject to the conditions listed and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Single-Family Low
Existing land use and zoning:	Undeveloped, PUD, Planned Unit Development District
Surrounding land use and zoning:	<u>North:</u> Jesse Scott Elementary School; R-E, Ranch Estates District <u>West:</u> Single-Family Residential; R-1, Single-Family Low Density District <u>East:</u> Undeveloped; R-CL, Single-Family Compact Lot Residential District <u>South:</u> Single-Family Residential; R-1, Single-Family Low Density District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to essentially amend the existing PUD, Planned Unit Development District 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. *(Note: While this is an amendment to the PUD, a new case number has been assigned and if approved, all previous approvals will become null and void.)*

On November 2, 2005, the City Council approved Ordinance 2195 (ZN-58-05) which reclassified the subject site from the R-E, Ranch Estates District to the PUD, Planned Unit Development District. The PUD was later amended per Ordinance 2667, in regards to the open space amenities. The current PUD allows 105 lots, for a density of 5.30 dwelling units per acre, with a typical lot size of 45' X 100'.

The proposed amendments show 88 lots with a typical lot size of 50' X 105'. 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 five-foot interior side yard, 10-foot corner side yard, and 10-foot rear yard setbacks are also proposed. *(Note: The proposed setbacks are 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.

The preliminary development plan shows that 10 feet of landscaping, not including the sidewalk is proposed next to Bruce Street and Hammer Lane. In addition, a minimum 20 feet of landscaping, not including the sidewalk is proposed next to Ann Road, which is reduced to 10 feet next to the bus turn out lane. Additional landscaped areas are also shown adjacent to the corner side lots within the development.

Access is proposed from Bruce Street. All interior streets are shown as private streets with a width of 47 feet and five-foot sidewalks on both sides of the streets. Secondary emergency has not been shown.

The applicant has indicated that a neighborhood meeting was held on August 21, 2017, at 5:30 p.m. at the Sky View YMCA. According to the sign-in sheet, eight (8) people attended the neighborhood meeting. According to the summary sheet, those in attendance were in support of the proposed development.

The applicant has indicated that only single-story homes will be offered within the proposed development. Six preliminary building models have been submitted as part of this request, and the applicant is proposing three different elevations for each model.

The applicant has also filed a tentative map (T-1423) to subdivide the subject site as proposed within this application. In addition, the applicant has also filed a request (VAC-14-17) to vacate portions of the existing right-of-way. Both applications are also on this agenda for Planning Commission consideration.

DEPARTMENT COMMENTS:

Public Works:	Please see the attached memorandum.
Police:	No comment.
Fire:	Please see the attached memorandum.

ANALYSIS

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 Single-Family Low residential designation occurs in developed neighborhood throughout the City. Each development maintains a consistent architectural style and scale. Infill, redevelopment, or new development projects in these areas should be consistent with the prevailing character of the neighborhood.

The proposed development serves as a buffer from the more intense single-family development recently approved to the east and from the less intense existing developments to the west, southwest, and south of the subject site. The proposed development has a density of 4.45 dwelling units per acre. The approved development to the east has a density of 6.34 dwelling units per acre. In comparison, the existing development to the west has a density of 4.71 dwelling units per acre, according to the approved Tentative Map (T-1071). The existing developments to the southwest and south have densities of 4.80 and 3.96 dwelling units per acre, according to the respective Tentative Maps, T-895 and T-889. The density proposed within this development is compatible with the surrounding developments.

The preliminary development plan indicates that perimeter landscaping will be provided that complies with the Zoning Ordinance requirements. However, the sidewalk is shown at the back of curb, and sidewalks are required to be centered within the perimeter landscaping.

The plans indicate that primary access is proposed from Bruce Street. However, secondary access or emergency access has not been shown. There are two cul-de-sac's next to Bruce Street that could be configured to provide this access without any major change to the preliminary development plan.

According to the letter of intent for the associated tentative map, the applicant has requested relief from the connectivity index. The Zoning Ordinance requires a connectivity index of 1.3 for single-family developments. The applicant has indicated they have a connectivity index of 1.1.

This standard may be reduced by the Director if the applicant demonstrates it is impossible or impracticable to achieve due to topographic conditions, natural features, or adjacent existing development and street patterns. However, staff's calculations shows a current connectivity index of 1.2. Furthermore, if pedestrian connections are provided at the end of the cul-de-sac's, a connectivity index of 1.3 is achievable. Therefore, it does not appear that a deviation in the requirement is necessary.

Approval Criteria: (Zoning Map Amendments)

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development 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.

The proposed amendments are consistent with the land use designation. The proposed development serves to add housing for new residents and adds new development to the City. The proposed use should not impact, but would rather improve the health, safety, and general welfare of the public and the surrounding community. The City also does not anticipate any adverse impacts on facilities and services surrounding the subject site. Furthermore, the proposed amendments should not impact other properties in the vicinity as future development of this property would need to comply with the specifics of the particular PUD and its related conditions.

CONDITIONS:

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.

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Memorandum
Letter of Intent
Neighborhood Summary Letter
Preliminary Development Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map