

03/08/23 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

GUBLER AVE/YAMASHITA ST
(MOAPA VALLEY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400006 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a single family residential detached planned unit development.

DESIGN REVIEWS for the following: 1) proposed single family residential detached planned unit development; and 2) hammerhead street design on 79.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

041-36-101-002 through 041-36-101-004; 041-36-201-013; 041-36-201-014

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

USE PERMIT:

To establish development standards per plans on file for a proposed single family residential detached planned unit development including, but not limited to, lot area, building setbacks and separations, and open space per Chapter 30.24.

DESIGN REVIEWS:

1. A proposed single family residential detached planned unit development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing 212.1 is preferred per Section 30.56.080.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
NORTHEAST COUNTY (MOAPA VALLEY) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 79
- Number of Lots: 166
- Density (du/ac): 2.1
- Minimum/Maximum Lot Size (square feet): 7,945/47,239 (net)
- Project Type: Single family detached residential planned unit development
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 1,600 to 2,000
- Open Space Required/Provided: 42,932/63,396

History

The original application was approved by the Board of County Commissioners on December 19, 2018. The application included a conforming zone boundary amendment to reclassify the project area from R-U (Rural Open Land) to R-E (Rural Estates Residential). Subsequent to the approval of the application, an ordinance to formally change the zoning map was adopted; therefore, the project site is now zoned R-E.

Site Plans

The approved plans for this project were submitted in December 2018 prior to the public hearing which revised the design and layout of the originally submitted plans. Due to the timing, the revisions to the plans were not included in the staff report; however, this staff report includes the description of the approved plans. In addition, the Board required a minimum of 1 acre lots along the perimeter of the subdivision, which may require minor changes to the approved plans. The approved plans depict a 166 lot planned unit development, consisting of single family residential lots with 1 common element lot on 79 acres for a density of 2.1 dwelling units per acre. The lots range in size from 7,945 square feet to 47,239 square feet (net). The northern portion of the proposed development is bounded by Gubler Avenue, Lou Street, Claridge Avenue, and Yamashita Street; and the southern portion of the site is bounded by Claridge Avenue, Andersen Street, Hinkley Avenue, and Whitmore Street.

An existing utility (power pole) easement traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). There are 6 lots with frontage and access to Gubler Avenue, 4 lots with frontage and access to Yamashita Street, 6 lots with frontage and access to Claridge Avenue, and 4 lots with frontage and access to Lou Street. The interior lots of the northern portion will access Yamashita Street and Lou Street via 48 foot wide public streets with sidewalks on both sides of the street. Some of the interior streets terminate with stub streets.

The southern portion of the proposed development has 3 lots with frontage and access to Claridge Avenue, 2 lots with frontage and access to Andersen Street, 4 lots with frontage and access to Hinkley Avenue, and 2 lots with frontage and access to Whitmore Street. The interior lots of the southern portion will access Claridge Avenue via 48 foot wide public streets with

sidewalks on both sides of the street. The interior streets terminate with hammerheads instead of cul-de-sacs.

Per Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Planning Commission or Board of County Commissioners. The proposed development consists of single family detached residential dwellings on 3 basic lot sizes. The minimum setbacks for each of the dwellings are as follows:

Lot Type A:

- Front – 20 feet
- Garage – 20 feet
- Rear – 20 feet
- Side interior – 5 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 10 feet

Lot Type B:

- Front – 25 feet
- Garage – 25 feet
- Rear – 20 feet
- Side interior – 10 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 20 feet

Lot Type C:

- Front – 30 feet
- Garage – 30 feet
- Rear – 20 feet
- Side interior – 20 feet
- Side corner – 20 feet
- Minimum separation between principal residences – 40 feet

Landscaping

The approved plans depict an existing utility (power pole) easement which traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). The total open space provided is 63,396 square feet with a 10 foot wide meandering asphalt walking trail, concrete benches, trees, shrubs, decorative rock, and groundcover. Access to the trail will be from Gubler Avenue, Claridge Avenue, and 2 pedestrian access points interior to the site.

Elevations

The approved plans depict three, 1 story home types ranging in height from 15.9 feet to 20.4 feet. Each model has 4 façade options consisting of stucco finish, stucco pop-outs, optional covered

patios, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The approved plans depict three, 1 story home types ranging in area from 1,600 square feet to 2,000 square feet with multiple bedrooms, baths, and 3 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400010 (ZC-18-0819):

Current Planning

- Until December 19, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for ZC-18-0819:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- All perimeter lots to be a minimum of 1 gross acre;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Streetlights placed at each access point to the community;
- Gubler Avenue to be paved with rural standards from the development to St. Joseph Street;
- Yamashita Street to be paved with rural standards from the development to Moapa Valley High School;

- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street;
- Provide an 8 foot walking path along Yamashita Street from the development to Moapa Valley High School;
- Applicant to stub sewer line along Yamashita Street to allow connection for APNs 041-36-201-017 and 018;
- No sidewalks internal to the subdivision;
- Lots fronting arterial streets must provide driveways that allow vehicles to turn around to prevent backing up into the roadway.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0373-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

At the time the project was proposed, the applicant anticipated economic growth in the North Las Vegas industrial areas, which would generate jobs and a high demand for housing. However, COVID-19 and increased supply costs caused delays in development which has made it challenging to validate the demand for housing.

The Master Plan was updated in 2021 which allows for a similar density as the PUD, which may lend itself to a new development layout. The developer is committed to moving forward, and has conducted survey work to prepare engineering plans and is working with staff for submittal of a tentative map. However, the new Master Plan designation, coupled with market conditions, necessitates assuring that the project's efforts are expended on a path forward that demonstrates the highest and best use of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400009 (VS-18-0820)	First extension of time for vacation of right-of-way	Approved by BCC	April 2021
ET-21-400010 (ZC-18-00819)	First extension of time for use permits and design review	Approved by BCC	April 2021
ZC-18-0819	Reclassified 79 acres from R-U to R-E zoning with a design review for a proposed single family planned unit development	Approved by BCC	December 2018
VS-18-0820	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Edge Neighborhood (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Edge Neighborhood (up to 1 du/ac)	R-U	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Open Lands	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ET-23-400007 (VS-18-0820)	Second extension of time to vacate and abandon portions of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff can support the request since the applicant has taken steps to further proceed in the development process with the review of the tentative map. However, due to the applicant's uncertain plans and minimal progress, this is the last extension of time for the planned unit development staff will support.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: THE MESA'S AT LOGANDALE, LLC

CONTACT: ENCORE ENGINEERING, 8930 SPANISH RIDGE AVE., LAS VEGAS, NV 89148