



July 24,2024

City of Las Vegas
Planning Department
495 South Main Street
Las Vegas, Nevada 89101

Attention: Planning Department

Subject: 1. General Plan Amendment
 2. Rezoning
 3. Vacation – Easements
 4. Tentative Map
 5. Variances

RE: APNS 125-28-801-014, 016 and 018 – 3.18+- Acres

Planning Department:

On behalf of our client AMH Homes, VTN Nevada is submitting this requesting for the approval of a General Plan Amendment, Rezoning, Vacation, Tentative Map and Variance applications for the subject property located east of Leggett Road and north of Ann Road within the City of Las Vegas jurisdiction.

The request is as follows:

1. General Plan Amendment from L (low Density Residential) to ML (Medium Low Density Residential)
2. Rezoning from PR (Professional Office) to R-CL (Single Family Compact Lot District)
3. Vacation – Public Utility Easements
4. Variance – Street offset, Hammerhead and Connectivity Ratio.
5. Tentative Map – 25 Lot Residential Development

Project Description:

The project consists of three (3) parcels consisting of 3.18+- acres to be developed as a 25-lot single family residential development. The is bounded by two (2) public streets, Ann Road to the south and Leggett Road to the east. The site's main access will be via a private street off Leggett Road. The sites are currently zoned PR (Professional Office) and are currently designated as L (Low Density Residential – Up to 5.5 du/ac.) per the City of Las Vegas General Plan.

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1. General Plan Amendment

Title 19.16.030 General Plan Amendment.

I. General Plan amendment – Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and the city Council must determine that:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses designations;*

Response

The subject is surrounded by existing developed properties as follows:

North = RE (Residence Estates) Single Family residential
South = R-PD-5 (Residential Planned Development) up to 5 units per acre.
East = C-2 (General Commercial District)
West = RE (Residence Estates) and R-1 (Single Family Residential District)

It should be noted that the property is outside the Lone Mountain Land Use Planning Area.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning district;*

Response

The applicant is requesting to develop the subject property as a small compact low residential development with densities of 8.17 dwelling units per acre (rounded down) as follows:

The subject is surrounded by existing developed properties as follows:

North = RE (Residence Estates) Up to 2.0 dwelling units per acre.
South = R-PD-5 (Residential Planned Development) up to 5 units per acre.
East = C-2 (General Commercial)
West = RE (Residence Estates) Up to 2 dwelling units per acre and R-1 (Single Family Residential District) up to 3.5 dwelling units per acre.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and*

Response

The subject property is within an area that is rich with development and can be considered “infill development”. Surrounded on three (3) sides by residential development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.

The site is within one (1) mile of Raptor Play Park, located at 6075 North Durango Road.

The site is within one quarter (1/4) mile of Dean Lamar Allen Elementary School, located at 8680 West Hammer Lane.

The site is within three (3) miles of Edmundo “Eddie” Escobedo SR, Middle School, located at 9501 Echelon Point Drive.

The site is within four (4) miles of Centennial High School, located at 10200 Centennial Parkway.

The site is within seven (7) miles of Fire Station # 53, located at 2804 West Gowan Road, North Las Vegas.

The site is within six (6) miles of the Metropolitan Police Department located at 9850 West Cheyenne Avenue.

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4. *The proposed amendment conforms to other applicable adopted plans and policies.*

Response

The proposed General Plan Amendment will conform to the adopted plans and policies of the City of Las Vegas.

2. Rezoning

The applicant is proposing a rezoning of the subject properties from PR (Professional Office) to R-CL (Single Family Compact Lot District). The project consists of 3.18 acres which will be developed as a 25-unit single-family residential development. The site will have one main access from Leggett Road.

The applicant is proposing to develop the property as a R-CL (Single Family Compact-Lot District) development as follows:

Section 19.06.080 – R-CL: Medium Density Residential

The proposed setbacks per Section 19.06.080 – R-CL are as follows:

- Lot Size : 3,000 sf.
- Units Per Acre : 8 du/ac.
- Front yard : 20 feet
- Side yard : 5 feet
- Street side : 15 feet
- Rear : 15 feet
- Between Bldgs. : 10 feet

The subject is surrounded by existing developed properties as follows:

North = RE (Single Family Residential)
South = R-PD-5 (Single Family Residential)
East = C2 (General Commercial)
West = RE and R-1 (Single Family Residential)

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3. Vacation

The applicant is requesting to vacate the following easement:

PUBLIC UTILITY EASEMENT TO BE VACATED

A PORTION OF LOTS 2, 3 AND 4 OF PARCEL MAP FILE 5, PAGE 72,

DOC. NO. 0515:474464 OF OFFICIAL RECORDS

BEING A PORTION OF THAT PUBLIC UTILITY EASEMENT LOCATED WITHIN LOTS 2, 3 AND 4 OF PARCEL MAP FILE 5, PAGE 72 AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH AND SOUTH 3.00 FEET OF LOT 2, THE NORTH AND SOUTH 3.00 FEET OF LOT 3 AND THE NORTH 3.00 FEET OF LOT 4.

EXCEPTING THEREFROM THE EAST 5.00 FEET OF SAID LOTS 2, 3 AND 4.

4. Tentative Map

The applicant is proposing a 25-lot residential development within the R-CL zoning district.

5. Variance

The applicant is requesting a Variance to Title 19.16.140 for the following:

1. Street offsets (Between Ann Road and "Avenue A")
2. The use of a Hammerhead on the proposed public street. (Title 19.04.100)
3. Connectivity Ratio (Title 19.04.040)

Variance # 1

The applicant is requesting a variance to reduce the minimum street offset requirement between Ann Road and the proposed "Avenue A". The proposed entrance to the development will be offset approximately 180 feet from the centerline of Ann Road. The applicant investigated moving the entrance to the development from the southern portion of the site to the northern to increase the minimum offset distance, however the change created numerous other development issues including grading, sewer connection and storm drainage issue, therefore the location of Avenue A was not changed.

Variance # 2

The applicant is requesting to utilize a hammerhead turn around as an alternative to the use of a standard cul-de-sac to terminate Avenue A. Avenue is proposed as a 48-foot public right of way. The proposed hammerhead is approximately 136 feet in length from the centerline of Avenue A and 1st Court and services 6 lots.

Variance # 3

Connectivity Ratio (Title 19.04.040)

The plan provides for a connectivity ratio of 1.0 where the requirement is 1.30.

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Architectural Plans

Single Family Detached

The elevations for the 25-foot product show two (2) two-story single-family detached residential models. Each model has two (2) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,808 to 2,395 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

There is also a 30-foot product that shows a one (1) story single family detached residential model. The model has three (3) floor plans and four (4) elevations including covered porches, building pop-outs, etc.

All elevations on the plans depict enhanced architectural elements. The floor plans show a home size of 1,556 for all three (3) floor plans (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

Utilities

Sanitary Sewer

Sewer service is provided from existing (8) eight-inch sanitary sewer lines located in Leggett Road. The applicant is proposing to connect to this line to provide service to the proposed development.

Water

Existing water service is also located in both Leggett Road, which consists of an existing 8-inch line. The applicant is proposing to connect to this line to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal public streets and conveyed to Leggett Road and will conform to City of Las Vegas standards.

Flood Zone

The subject property is not within a flood zone.

Conclusion

These design goals are compatible with the development standards of the City of Las Vegas and the developer's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard.

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

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