



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: AMH DEVELOPMENT, LLC – OWNER: PRECEDENT PROPERTIES, LLC AND VERLAINE, LLC**

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**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0305-GPA1</b>	Staff recommends APPROVAL.	
<b>24-0305-ZON1</b>	Staff recommends APPROVAL.	24-0305-GPA1
<b>24-0305-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	24-0305-GPA1 24-0305-ZON1 24-0305-TMP1
<b>24-0305-TMP1</b>	Staff recommends DENIAL, if approved subject to conditions:	24-0305-GPA1 24-0305-ZON1 24-0305-VAR1

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      20

**NOTICES MAILED**    473

**PROTESTS**    13

**APPROVALS**    1

**\*\* CONDITIONS \*\***

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**24-0305-VAR1 CONDITIONS**

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**Planning**

1. Approval of a General Plan Amendment (24-0305-GPA1) and Rezoning (24-0305-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (24-0305-TMP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a 1.00 connectivity ratio where 1.30 is the minimum required and to allow a non-standard cul-de-sac terminus on a public street where a standard cul-de-sac terminus is required.
3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0305-TMP1 CONDITIONS**

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**Planning**

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of General Plan Amendment (24-0305-GPA1), Rezoning (24-0305-ZON1), and Variance (24-0305-VAR1) shall be required, if approved.

Conditions Page Two

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**Planning (continued)**

3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

6. Construct half-street improvements including appropriate transition on Leggett Road and construct all incomplete improvements on Ann Road adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Coordinate the Public Sewer Connection at a size, depth, and location acceptable to the Public Works Sanitary Sewer Engineering Division of the Department of Public Works. Extend Public Sewer to the full frontage of all proposed lots.
8. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

**Public Works (continued)**

9. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
11. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. A deviation from standards for a substandard cul-de-sac is hereby approved. No other deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Tentative Map request for a proposed 25-lot single-family residential subdivision located on the northwest corner of Ann Road and Leggett Road.

**ISSUES**

- A General Plan Amendment is requested from: O (Office) to ML (Medium Low Density Residential). Staff supports this request.
- A Rezoning is requested from O (Office) to R-CL (Single Family Compact-Lot). Staff supports this request.
- A Variance is requested to allow a 1.00 connectivity ratio where 1.30 is required and to allow a non-standard cul-de-sac terminus on a public street where a standard cul-de-sac terminus is required. Staff does not support this request.

**ANALYSIS**

The proposed 25-lot single-family residential subdivision consists of three undeveloped parcels that are currently zoned P-R (Professional Office and Parking) with an O (Office) General Plan designation. The proposed residential dwellings on this site would be rental homes.

The parcels are located on the northwest corner of Ann Road and Leggett Road and are surrounded by land designated L (Low Density Residential) and ML (Medium Low Density Residential) by the General Plan, and adjacent R-E (Residence Estates) and R-1 (Single Family Residential) single family dwellings to the north and west, a commercial shopping center zoned C-2 (General Commercial) to the east, and single family dwellings zoned R-PD5 (Residential Planned Development – 5 Units per Acre) to the south.

The proposed ML (Medium Low Density Residential) General Plan designation is intended to permit single family detached homes, including residential homes on compact lots, zero lot lines, mobile home parks, and two-family dwellings. The maximum allowable density for the ML (Medium Low Density Residential) General Plan designation is not to exceed 8.5 dwelling units per acre. Similarly, the R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed general plan designation. The proposed density for this residential development would be 7.86 dwelling units per acre.

**Staff Report Page Two**

**November 12, 2024 - Planning Commission Meeting**

While there are L (Low Density Residential) and R-E (Residence Estates) designated parcels immediately adjacent to the subject properties, the surrounding area is characterized by ML (Medium Low Density Residential) development with densities ranging from five dwelling units per acre up to seven units per acre. Additionally, the City of Las Vegas 2050 Master Plan has identified the provision of housing as a key priority to accommodate an approximate 309,000 population increase. If approved, the proposed General Plan Amendment and Rezoning would allow the construction of new dwelling units, contributing to the estimated 366,535 dwelling units needed to accommodate the City's estimated population in 2050.

Therefore staff finds that the proposed General Plan Amendment and associated Rezoning are appropriate for the area, as this land use category and zoning district generally accommodates single family, detached residences, which remains consistent with the residential character of this area of the Centennial Hills. Therefore, staff recommends approval of the proposed General Plan Amendment and Rezoning.

**Tentative Map and Variance**

Proposed lots within the residential subdivision are to range in size from 3,351 square feet to 5,010 square feet. Access to the proposed subdivision would be from Leggett Road and are serviced by two public streets as shown on the submitted map. The submitted landscape plan shows a total of 28, 24-inch box trees spread throughout the required six-foot landscape buffer adjacent to Ann Road. A six-foot landscape buffer with trees and shrubs is also provided along Leggett Road. Additional landscape trees and shrubs beyond the required minimum are provided in common element lots within the proposed residential subdivision.

The submitted north/south and east/west cross sections depict a maximum natural grade of less than two percent across this site. Per the tables in Subdivision Code 19.06.050 a development with a natural slope of less than two percent is allowed a maximum four-foot retaining wall. Proposed retaining walls are one-foot tall and are shown along all property lines.

The Department of Public Works Traffic Engineering division has determined that this project will add approximately 236 trips per day on Ann Road, Leggett Road, and Cimarron Road. Currently, Ann Road is at about 31 percent of capacity and Cimarron Road is at about seven percent of capacity. With this project, Ann Road is expected to remain unchanged and Cimarron Road will be at about nine percent of capacity. Counts are not available for Leggett Road, but it is believed to be under capacity. Based on peak hour use, this development will add into the area roughly 24 vehicles in the peak hour, or about one every four minutes.

**Staff Report Page Three**

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Based on the proposed 25 residential lots, the Clark County School District has determined that the proposed residential subdivision would generate approximately four elementary, two middle school, and four high school students. The proposed residential subdivision is serviced by Allen Elementary School, Escobedo Middle School, and Centennial High School. Only Centennial High School was over capacity for the 2023-2024 school year at approximately 114.42 percent of program capacity.

As part of these requests, the applicant has also requested a Variance to allow two deviations of Title 19.04 Complete Street Standards:

1. To allow a non-standard cul-de-sac where cul-de-sac or hammerhead terminus is required.
2. To allow a connectivity ratio of 1.00 where 1.30 is required.

For public streets, street termination shall be provided by a standard cul-de-sac, which is defined by a 40-foot radius measured from the flowline of the curb. As proposed "Avenue A" on the submitted Tentative Map shows an approximate 22-foot radius.

Additionally, no pedestrian access is proposed to adjoining developments. Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular and pedestrian options a transportation network provides within and around its transportation network. It is measured using a connectivity ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available to travelers. The proposed design of the subdivision has three links and three nodes, therefore creating a 1.00 connectivity ratio where 1.30 is required. Additionally for public streets, termination shall be provided by a standard cul-de-sac, which is defined by a 40-foot radius measured from the flowline of the curb.

No justification has been provided for these requests. As such, staff finds that no extraordinary circumstance relating to the physical characteristics of the land have been presented to warrant the requested Variance associated with the proposed residential development. Therefore, staff recommends denial of the requested Tentative Map and associated Variance. If approved, both Tentative Map and Variance will be subject to conditions.

**FINDINGS (24-0305-GPA1)**

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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

The density and intensity of the proposed ML (Medium Low Density Residential) land use designation is compatible with adjacent multifamily and single family residential land use designations.

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

The proposed General Plan Amendment would allow the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), and the R-MH (Mobile/Manufactured Home). As the surrounding area is characterized by single family residential zoning districts and land uses, the proposed R-CL (Single Family Compact-Lot) zoning district will be compatible with surrounding land uses and zoning districts.

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

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

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

The proposed General Plan Amendment supports the City of Las Vegas 2050 Master Plan in relation to the provision of additional housing stock.

### **FINDINGS (24-0305-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

If approved, the proposed Rezoning to R-CL (Single Family Compact-Lot) would be in conformance with the proposed ML (Medium Low Density Residential) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed Rezoning to R-CL (Single Family Compact-Lot) would allow development of single-family detached units on compact lots and will be compatible with adjacent parcels

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The City of Las Vegas 2050 Master Plan has identified the provision of additional housing as a key priority to accomplish within the next 30 years. The proposed Rezoning to R-CL (Single Family Compact-Lot) is appropriate for this area and fulfill future growth and development factors in the community.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The subject site is accessed by Leggett Road, a 60-foot local street. This street is adequate in size to accommodate the requirements of the proposed zoning district.

### **FINDINGS (24-0305-VAR1)**

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by offering less connectivity options and a substandard street terminus within the proposed residential subdivision. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**FINDINGS (24-0305-TMP1)**

The proposed Tentative Map, while meeting the density and minimum lot requirements sets forth in Title 19.06, staff is not able to support the associated Variance request for modified street terminations and reduced connectivity. Therefore, staff recommends denial of the requested Tentative Map. If approved, the Tentative Map will be subject to conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/19/03	The City Council denied a request for a General Plan Amendment (GPA-1451) to amend a portion of the Centennial Hills Sector From L (Low Density Residential) to O (Office) adjacent to the northwest corner of Ann Road and Leggett Road. The Planning Commission and staff recommended denial.
08/02/05	A Code Enforcement case (CE-33203) was processed for illegal signs on a vacant lot at 5600 Leggett Road. The case was closed on 08/11/05.
06/07/06	The City Council approved a request for a General Plan Amendment (GPA-12378) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from L (Low Density Residential) to O (Office) at 5500, 5510, and 5520 Leggett Road. The Planning Commission could not reach a supermajority which tantamount to a denial recommendation. Staff recommended denial. Staff recommended denial.
12/21/06	The Planning Commission approved a request for a Tentative (TMP-17943) for a proposed one-lot commercial subdivision at 5600, 5610, and 5620 Leggett Road. Staff recommended approval.
10/11/07	A request for a Site Development Plan Review (SDR-22239) for a proposed one-story 32,750 square-foot office development at the northwest corner of Ann Road and Leggett Road was tabled.
07/16/08	The City Council approved a request for an Extension of Time (EOT-28307) of an approved Rezoning (ZON-12379) from R-E (Residence Estates) to P-R (Professional Office and Parking) at 5500, 5510, and 5520 Leggett Road. Staff recommended approval.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc. (cont.)</i></b>	
07/16/08	The City Council approved a request for an Extension of Time (EOT-28303) of an approved Site Development Plan Review (SDR-12380) for a proposed 21,750 square-foot office development with a Waiver to allow a 10-foot perimeter landscape buffer where 15 feet is required at 5500, 5510, and 5520 Leggett Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-28309) of an approved Variance (VAR-12382) to allow a Residential Adjacency Setback of 30 feet where 51 feet is required at 5500, 5510, and 5520 Leggett Road
09/11/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-28853) for a proposed one-story, 29,700 square-foot office development with a Waiver of commercial building placement standards at the northwest corner of Ann Road and Leggett Road. Staff recommended approval.
06/12/18	The Planning Commission approved a request to withdraw without prejudice Special Use Permit (SUP-72730) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Ann Road and Leggett Road. Staff recommended denial.
07/18/18	The City Council accepted a request to withdraw without prejudice a General Plan Amendment (GPA-72727) from O (Office) to SC (Service Commercial) at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of this request.
07/18/18	The City Council accepted a request to withdraw without prejudice Rezoning (ZON-72728) from P-R (Professional Office and Parking) to O (Office) and C-1 (Limited Commercial) on 2.14 acres at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.
	The City Council accepted a request to withdraw without prejudice Variance (VAR-72941) to allow a 20-foot rear and side yard setback where residential adjacency standards require 69 feet and a 15-foot front yard setback where 25 feet is required at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc. (cont.)</i></b>	
07/18/18	The City Council accepted a request to withdraw without Site Development Plan Review (SDR-72731) for a proposed 24,300 square-foot commercial development with waivers to allow a seven-foot wide landscape buffer along a portion of the north and west property lines where eight feet is required, to allow a zero-foot wide landscape buffer adjacent to both sides of an interior lot line where eight feet is required, to allow the buildings to not orient to the corner and street frontages where such is required, and to allow a drive through lane to face the public right-of-way where such is not allowed on 3.21 acres at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.
07/12/22	The Planning Commission accepted a request to withdraw without prejudice a General Plan Amendment (22-0165-GPA1) from O (Office) to SC (Service Commercial) at the northwest corner of Ann Road and Leggett Road.
	The Planning Commission accepted a request to withdraw without prejudice a Rezoning (22-0165-ZON1) from P-R (Professional Office and Parking) to C-1 (Limited Commercial) at the northwest corner of Ann Road and Leggett Road.
	The Planning Commission accepted a request to withdraw without prejudice a Special Use Permit (22-0165-SUP1) for a Mini-Storage facility use at the northwest corner of Ann Road and Leggett Road.
	The Planning Commission accepted a request to withdraw without prejudice a Site Development Plan Review (22-0165-SDR1) for a proposed three-story 855-unit, 104,879 square-foot mini-storage development with future building pad site and a Waiver of the perimeter landscape buffer development standards.

<b>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc. (cont.)</b>	
10/8/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE on the Following Land Use Entitlement project requests on 3.18 acres generally located on the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), Ward 4 (Allen-Palenske).</p> <p>24-0305-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)</p> <p>24-0305-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-CL (SINGLE FAMILY COMPACT-LOT)</p> <p>24-0305-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED AND TO ALLOW A NON-STANDARD CUL-DE-SAC TERMINUS ON A PUBLIC STREET WHERE A STANDARD CUL-DE-SAC TERMINUS IS REQUIRED</p> <p>24-0305-TMP1 - TENTATIVE MAP - ANN AND LEGGETT - FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION</p>

<b>Most Recent Change of Ownership</b>	
02/01/21	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
There are no related building permits or business	

<b>Pre-Application Meeting</b>	
02/01/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map, General Plan Amendment, Rezoning, Vacation, and Variance.

<b>Neighborhood Meeting</b>	
09/12/24	<p>A Neighborhood Meeting was held on Thursday, September 12 at 6:00 p.m. at the Jim Marsh Kia Dealership – Conference Room</p> <p>Meeting Start Time: 06:00 p.m. Meeting End Time: 07:00 p.m.</p> <p>Attendance:</p> <ul style="list-style-type: none"> <li>- 5 representatives for the applicant</li> <li>- 22 members of the public</li> <li>- One member of planning staff. 2 members of COWD 4 staff</li> </ul> <p>The applicant opened the meeting at 06:00 p.m. by introducing/presenting the proposed project and opened up the meeting to questions.</p> <ul style="list-style-type: none"> <li>- Question regarding if total # of lots increased to 26.               <ul style="list-style-type: none"> <li>o Applicant clarified that proposed lot count is still 25.</li> </ul> </li> <li>- Question regarding price changes in the future from anticipated rental prices between \$2,700 to \$2,800 a month.               <ul style="list-style-type: none"> <li>o Applicant clarified that homes will be rented out at fair market value, which is subject to change.</li> </ul> </li> <li>- Question if total square-footage of homes includes parking garage.               <ul style="list-style-type: none"> <li>o Applicant clarified that yes this is included and a two-car garage and full length driveway will be provided to accommodate the propose development.</li> </ul> </li> <li>- Concern regarding overflow of parking onto Leggett.               <ul style="list-style-type: none"> <li>o Applicant stated potential of working with city to potentially prohibit on-street parking on Leggett.</li> </ul> </li> <li>- Question regarding whether proposed sidewalks are wide enough.               <ul style="list-style-type: none"> <li>o Applicant clarified that sidewalk lengths are five feet, meeting Title 19 requirements.</li> </ul> </li> <li>- Question regarding maximum height of the proposed homes.               <ul style="list-style-type: none"> <li>o Applicant clarified that homes would not exceed Title 19.06.080 single family compact-lot requirements.</li> </ul> </li> <li>- Question regarding whether apartments could be proposed with general plan and zone change.</li> </ul>

<b>Neighborhood Meeting (continued)</b>	
	<ul style="list-style-type: none"> <li>○ Applicant clarified that this would not be allowed under proposed general plan and zone change.</li> <li>- Concern regarding funding of the development. This site has gone through multiple proposals. Concern about whether zone and general plan change would remain if approved.               <ul style="list-style-type: none"> <li>○ Applicant clarified that if approved, the zone and general plan change would remain even if the proposed residential development didn't go through.</li> </ul> </li> <li>- Concern that lots are too small</li> <li>- Question whether American Homes for Rent will be the party responsible for maintenance of the development.               <ul style="list-style-type: none"> <li>○ Applicant clarified that property management group (American Homes for Rent) will be responsible for overall maintenance of development.</li> </ul> </li> <li>- Consensus that these rental homes are more appropriate around apartments.</li> <li>- Concern that proposed density in ML is not compatible and more dense than surrounding ML/R-PD developments.</li> <li>- Question regarding rental length terms.               <ul style="list-style-type: none"> <li>○ Applicant clarified that renters will be required to lease for at least one year.</li> </ul> </li> <li>- Question regarding rental restrictions, target audience for rental homes.               <ul style="list-style-type: none"> <li>○ Applicant clarified that they are targeting premium renters. Incomes of around \$90,000 to \$100,000 a year.</li> </ul> </li> <li>- Question about rental retention rate               <ul style="list-style-type: none"> <li>○ Applicant clarified that there is an approximate 85 to 87 percent retention rate.</li> </ul> </li> <li>- Concern that proposed residential development will devalue surrounding properties. Vetting process for proposed renters               <ul style="list-style-type: none"> <li>○ Applicant clarified that there would be background checks to screen potential renters.</li> </ul> </li> <li>- Question about minimum credit score to be considered an applicant.               <ul style="list-style-type: none"> <li>○ Applicant clarified that minimum would be 550.</li> </ul> </li> <li>- Concern about density, traffic generated from development, and bus stops.</li> <li>- Question regarding whether model homes public toured would be similar to the proposed development.               <ul style="list-style-type: none"> <li>○ Applicant confirmed that proposed residential homes would be similar in design.</li> </ul> </li> </ul>

<b>Neighborhood Meeting (continued)</b>	
	<ul style="list-style-type: none"> <li>- Question whether if American Homes 4 Rent has ever sold homes before.                             <ul style="list-style-type: none"> <li>o Applicant stated that the company holds property for the long term and does not dismiss that these homes may have been sold in the history of the company.</li> </ul> </li> <li>- Concern regarding Better Business Bureau (BBB) reviews of the applicant and mishandling of property maintenance.</li> <li>- Question about how many homes or communities they manage in the valley.                             <ul style="list-style-type: none"> <li>o Applicant clarified approximately 4,000 homes.</li> </ul> </li> <li>- Concern that maintenance issues are a result of only caring about maintaining newer homes.</li> <li>- Question regarding notification of neighborhood meeting.                             <ul style="list-style-type: none"> <li>o Applicant clarified that city handled notification of the mailing and informed residents that only those within 1,000-foot radius were notified.</li> </ul> </li> <li>- Concern of flipping land once approvals are obtained to another developer.</li> </ul> <p>The meeting was closed at 07:00 p.m.</p> <p>Overall, members of the public were not in support of the proposed entitlements.</p>

<b>Field Check</b>	
08/24/24	Staff conducted a routine field check of the subject site and observed three undeveloped parcels. Nothing of concern was noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	3.18

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	O (Office)	P-R (Professional Office and Parking)
North	Residential Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
South	Residential Single Family, Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
East	Shopping Center	L (Low Density Residential)	C-2 (General Commercial)
West	Residential Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
			R-E (Residence Estates)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

*Pursuant to 19.06.080, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	3,000 SF	3,351 – 5,010 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks	14 Feet House / 18 Feet Garage	14 Feet / 18 Feet	Y
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Lot Coverage	70%	70%	Y
Max. Building Height	35 Feet/ 2 Stories	35 Feet/ 2 Stories	Y

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
P-R (Professional Office and Parking)	0	0
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-CL (Single Family Compact-Lot)	<8.5 du/ac	27 Dwelling Units
<b>Existing General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
O (Office)	N/A	N/A
<b>Proposed General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
ML (Medium Low Density Residential)	<8.5 du/ac	27 Dwelling Units

Pursuant to Title 19.06.040, the following standards apply:

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	N/A	0 Trees	0 Trees	Y
• West	N/A	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	14 Trees	17 Trees	Y
• South	1 Tree / 30 Linear Feet	10 Trees	11 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>24 Trees</b>	<b>28 Trees</b>	<b>Y</b>
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North		0 Feet	0 Feet	Y
• South		6 Feet	10 Feet	Y
• East		0 Feet	6 Feet	Y
• West		0 Feet	0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Ann Road	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Leggett Road	Local Street	Title 13	60 Feet	Y

<b>19.04.040 Connectivity</b>			
<b>Transportation Network Element</b>		<b># Links</b>	<b># Nodes</b>
Internal Street		3	
Intersection – Internal			1
Cul-de-sac or Hammerhead Terminus			2
Intersection - External Street or Stub Terminus			
Intersection - Stub Terminus with Temporary Turnaround Easements			
Non-Vehicular Path – Unrestricted			
<b>Total</b>		<b>3</b>	<b>3</b>
		<b>Required</b>	<b>Provided</b>
<b>Connectivity Ratio (Links / Nodes):</b>		<b>1.30</b>	<b>1.00</b>

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family, Detached	25 Dwelling Units	2 per Dwelling Unit	50				
<b>TOTAL SPACES REQUIRED</b>			50		50		Y
<b>Regular and Handicap Spaces Required</b>			50	0	50	0	Y