30.24 Planned Unit Development

30.24.010 Purpose.
30.24.020 Applicability.
30.24.030 Pre-Submittal Conference.
30.24.040 Procedure.
30.24.050 Development Standards.
30.24.060 Plans Approval, Conditions and Conformance.
30.24.070 Authority to Vary Regulations.

30.24 Planned Unit Development (PUD)

30.24.010 Purpose.

a. Provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the compatibility of land use patterns and pedestrian and vehicular traffic systems. As with all land use approvals, the governing body will utilize its discretion of power as set forth in NRS 278 to review proposals to develop under this Chapter.

b. The PUD shall minimize adverse impacts on surrounding property. The Commission or Board is not obligated to automatically approve the level of development intensity requested for the PUD, but is expected to approve only such level of intensity that is appropriate for a particular location. The Commission or Board may require, as a condition of approval, any condition, limitation or design factor which will promote proper development.

c. Provide for the redevelopment of areas where depreciation of any type has occurred and for the revitalization of designated areas.

d. Encourage area-sensitive site planning and design.

e. Contribute to the general prosperity, health, safety and welfare of the community and providing development which is compatible with the County's goals and objectives.

f. Provide consistency with the Comprehensive Plan, this Title, and other applicable plans, policies, standards and regulations.

g. Encourage infill development which is compatible and harmonious with existing adjacent uses.

30.24.020 Applicability. Only sites meeting the following requirements are eligible for development as a PUD in accordance with the provisions of this Chapter.

1. The overall site shall consist of a minimum gross area of five (5) acres.

2. The entire property proposed for development as a PUD shall be under common ownership or unified control, so as to ensure unified development.

30.24.030 Pre-Submittal Conference. Prior to acceptance of a PUD application, a pre-submittal conference is required with the developer or an authorized representative and the [~~Zoning Administrator and Director of Public Works~~] Development Services staff. The applicant should demonstrate that the proposed development will be compatible with the community in accordance with the following guidelines.

a. Harmony with adjacent and surrounding development.

b. Minimize impacts upon adjacent roadways and neighborhood traffic, and other public facilities and infrastructure.

c. Protect the general prosperity, health, safety and welfare of the community.

d. Provide for an orderly and creative arrangement of land uses that are harmonious and not detrimental to the community.

e. Provide for a variety of housing types, employment opportunities, commercial services, and recreational opportunities, including on-site open areas to be used for recreational purposes, or any combination thereof to achieve variety and integration of economic or redevelopment opportunities.

f. Promote or allow development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site.

g. Avoid premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities. (Ord. 2769 § 61, 7/2002)

30.24.040 Procedure. A PUD is permitted as a special use in accordance with the procedures and standards for approval set forth in Table 30.16-4, except that a condominium development may be established without a special use permit if in full compliance to the district regulations, including density restrictions. A subdivision map shall be recorded for all planned communities. Residential planned communities shall be in accordance with Chapter 116 of NRS.

30.24.050 Development Standards.

a. Non-residential development shall conform to the development standards as required elsewhere within this Title.

b. Development standards for residential developments are as follows.

1. The development shall conform to Chapter 30.52 Off-Site Development Regulations (except for private streets) and Part A of Chapter 30.48 Airport Environs Overlay District, and the sight zone requirements of Chapter 30.56.

2. Except as required in subsection (1) above, the development standards, including the layout of the subdivision, typical lot setbacks and dimensions, minimum building separations, buildable area, minimum front, side and rear yard setbacks, grade changes, maximum building heights, maximum fence heights and fence design, parking standards and other design and development

criteria shall be established by the site development plans. Private usable space including patio cover considerations should be part of plan development. The plans shall become a part of the approval and any significant change shall require the submission of a new special use permit. Minor changes, which may include patio covers, and other minor appurtenances within privately designated use area may be approved by the Zoning Administrator with an administrative minor deviation in accordance with Table 30.16-8.

3. The expectation is that the development shall comply with this Title with respect to most site development standards, including: parking, landscaping, screening, environmental standards, signs, that most or all buildings will be twenty (20) feet from the perimeter of the project, and adequate open space and recreational open space shall be provided.

4. Private and common open spaces are to be provided which should be centrally located and designed in such quantities and shapes to generally be accessible, visible (defensible space concepts) and usable by occupants of the development and may contain such elements as: pools, recreation buildings, tennis courts, ball fields, etc. Functional open space enhances circulation within a site and contributes to the sites' aesthetic qualities. A mix of active and passive activity areas should be provided. Common areas shall be accessible from all buildings and connected by a comprehensive on-site pedestrian circulation system. Public open space, recreation areas, plazas and courtyards should be located and landscaped to take advantage of solar orientation, provide protection from prevailing wind and to afford summer shade and winter sunshine. Further, where ever possible, on-site recreation areas should be linked with the Regional Transportation Commission Bicycle Route Map (adopted by Clark County) and the County Parks and Recreation Plan / Regional Trails Development Program Map. Private usable space (can be fenced) should be directly accessible from the individual dwelling and be of such size as to offer reasonable outdoor uses and afford a minimal level of privacy (partially open fences and walls).

5. Additional density is permitted in accordance with Table 30.24-1 below providing the Commission or Board determines the increase in density is justified because of the beneficial effects of the development for the community. Due to the agricultural nature of the R-A district, additional density would not serve the purpose of the district or Plan, and therefore is not included. Densities for the districts not listed below are permitted per the development standards in Chapter 30.40.

Table 30.24.1: Special Development Standards		
ZONING DISTRICT	PRINCIPAL USES PERMITTED	MAXIMUM DENSITY PER GROSS ACRE
R-1	Single-Family Dwelling Detached	up to .63 u/a
R-2	Single-Family Dwelling Detached	up to 2.5 u/a
R-3	Single-Family Dwelling Detached	up to 3.5 u/a
R-4	Single-Family Dwelling, Townhouse	up to 6 u/a
R-5	Single-Family Dwelling, Townhouse	up to 8 u/a
R-6	Single-Family Dwelling, Townhouse	up to 10 u/a
R-7	Single-Family Dwelling, Townhouse	up to 16 u/a
R-4L, C-2T	Townhouse, Residential Condominium	up to 32 u/a
C-2	Residential Condominium	up to 32 u/a

(Ord. 2741 § 4, 5/2002)

30.24.060 Plans Approval, Conditions and Conformance. The Commission or Board may attach to the site development plans whatever conditions they deem necessary to ensure the proper amenities and to assure that the proposed development will be compatible with surrounding existing and proposed land uses.

30.24.070 Authority to Vary Regulations. Subject to the standards set forth in this Title, the Commission or Board shall have the authority, in connection with the granting of any PUD approval pursuant to this Section, to change, alter, vary, modify or waive any provision of this Title, as they see fit to apply to an approved PUD.

1. **Standards.** No such change, alteration, variation, modification or waiver shall be approved unless the Commission or Board shall find that the proposed PUD:

   A. Must achieve the purposes for which PUDs may be approved pursuant to this Section;

   B. Must be in harmony with the general purposes, goals, and objectives of this Title and the Plan; or

   C. Must result in a development providing amenities which will address and mitigate the impacts of the development.

2. **General Limitations.** No such change, alteration, variation, modification or waiver shall be permitted, with respect to the uses permitted in any district or with respect to any standard made specifically applicable to PUDs by the regulations of any particular district, unless the *Commission or Board* expressly authorizes such a change, alteration, variation, modification, or waiver. (Ord. 2510 § 5 (part), 2000)