



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 10.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-21-2020 CENTENNIAL COMMERCE (Public Hearing). Applicant: Beazer Homes. Request: A property reclassification from R-E (Ranch Estates District) to R-1 (Single-Family Low Density District). Location: North of Centennial Parkway, approximately 400 feet west of Commerce Street. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 124-22-401-007 and 124-22-401-008)

The applicant is requesting consideration to reclassify (rezone) the subject site from the R-E, Ranch Estates District to the R-1, Single-Family Low Density District on approximately 4.50 gross acres generally located north of Centennial Parkway, approximately 408 feet west of Commerce Street. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low.

BACKGROUND INFORMATION:

Previous Action
2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Single-Family Low.

RELATED APPLICATIONS:

Application #	Application Request
T-Map-14-2020	An application to allow a 21 lot single-family residential development on 4.50 acres.
VAC-12-2020	To vacate an approximate 40 foot wide private right-of-way, a public utility easement and a drainage easement approximately 610 feet west of Commerce Street, extending approximately 465 feet north of Centennial Parkway.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Community Commercial	C-2, General Commercial District	Commercial/Retail Center (Somerset Academy)
East	Mixed-Use Neighborhood and Single-Family Medium	C-1, Neighborhood Commercial District and R-2, Single-Family Medium District	Undeveloped and Commercial
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the site from R-E, Ranch Estates District to the R-1, Single-Family Low Density District. The subject site consists of two (2) parcels that are approximately 4.50 gross acres. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low. The subject site is generally located north of Centennial Parkway, approximately 400 feet west of Commerce Street.

The applicant's letter of intent states that they are proposing a 21-lot single-family development. The surrounding land uses currently consist of single-family residential

subdivisions to the north and west. To the south is an existing commercial center and to the east are a convenience food store with gas pumps and undeveloped land. The proposed R-1, Single-Family Low Density District requires lots with a minimum area of 6,000 square feet which will be larger than the surrounding residential lots of 4,500 square feet. Staff does not anticipate any adverse impacts on existing neighboring subdivisions.

The purpose of the R-1, Single-Family Low Density District is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density of 4.5 to 6 units per acre or less. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

The Comprehensive Master Plan Land Use designation of Single-Family Low occurs in developed neighborhoods 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. Development at the higher range of the allowable density for this category will be required to meet higher density standards. The proposed R-1, Single-Family Low Density District is compatible with the existing land use of Single-Family Low..

The applicant indicates that a neighborhood meeting was held on Monday November 30, 2020 at 6:30 at the Galaxy Theatres at the Cannery, 2121 E. Craig Rd. According to the minute's six (6) residents were present including Councilman Cherchio. The concerns were traffic on Centennial Parkway and the placement of single-story homes backing up to existing single-story homes which the developer was not opposed to doing.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

- (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 development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning 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 in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Clark County Assessor's Map

Location and Comprehensive Plan Map