



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 3.

TO: Planning Commission

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

SUBJECT: ZN-17-2020 COMMERCE/WASHBURN (Public Hearing). Applicant: Beazer Homes. Request: A property reclassification from R-E (Ranch Estates District) to R-1 (Single-Family Low Density District). Location: Southeast corner of Washburn Road and Commerce Street. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-34-701-005)

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 4.15 net acres located at the southeast corner of Washburn Road and Commerce Street. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

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

RELATED APPLICATIONS:

Application #	Application Request
T-Map-10-2020	An application to allow a 22 lot single-family residential development on 4.15 net acres.
VAC-09-2020	To vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending to the east approximately 300 feet from Commerce Street.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
South	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
East	Mixed-Use Neighborhood	R-1, Single-Family Low Density	Single-Family Residential
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 one parcel that is approximately 4.15 net acres. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The subject site is located at the southeast corner of Washburn Road and Commerce Street.

The applicant's letter of intent states that they are proposing a 22-lot single-family development. The surrounding land uses currently consist of single-family residential subdivisions to the north, south, east and west. The proposed R-1, Single-Family Low Density District requires lots with a minimum area of 6,000 square feet which is similar to the surrounding residential lots. 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 Mixed-Use Neighborhood is predominantly residential uses which may include single-family detached homes and attached residences such as duplexes and townhomes. The Mixed-Use Neighborhood also allows for secondary uses of commercial, office space, open space, parks plazas and other public uses as appropriate. The residential land use should be at least 75% of the ground area. Densities within the Mixed-Use Neighborhood land use designation are 6-18 dwelling units per acre. Additionally, the Comprehensive Land Use Plan states that any infill development should be consistent with the surrounding land uses in scale and character. The proposed R-1, Single-Family Low Density District is compatible with the existing land use of Mixed-Use Neighborhood. Staff does not anticipate any adverse impacts on existing neighborhoods.

The applicant indicates that a neighborhood meeting was held on Friday September 25 at 5:30 at the Skyview YMCA, 3050 East Centennial Parkway. No neighbors attended the meeting.

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