

### **AGENDA**

**1. APPROVE PLANNING COMMISSION REGULAR MEETING AGENDA OF DECEMBER 9, 2020. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Calhoun

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Greer, Berrett, Calhoun, Shoaff and Guymon

NAYS: None

ABSTAIN: None

ABSENT: None

### **CONSENT AGENDA**

**2. APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 14, 2020. (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Vice Chairman Warner

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun and Shoaff

NAYS: None

ABSTAIN: Commissioners Greer and Guymon

ABSENT: None

### **BUSINESS**

**3. 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. (APN 124-34-701-005) (FOR POSSIBLE ACTION)**

Planning and Zoning Manager Eastman noted that Item No. 3, ZN-17-2020, Item No. 4, VAC-09-2020, and Item No. 5, T-Map-10-2020 were related and would be presented together and voted on separately. He stated that ZN-17-2020 was a request to reclassify the site from an R-E Ranch Estates District to an R-1 Single-Family Low Density District on approximately 4.15 acres at the southeast corner of Washburn Road and Commerce Street. He noted that the Comprehensive Master Plan Land Use designation is Mixed-Use Neighborhood. He stated that the applicant proposed a 22-lot single-family development and that the surrounding land uses currently consisted of single-family residential subdivisions to the north, south, east and west. He noted that the proposed R-1 Single-Family Low Density District required lots with a minimum area

of 6,000 square feet which is similar to the surrounding residential lots. He stated that the applicant held a neighborhood meeting but no neighbors attended the meeting. Staff did not anticipate any adverse impacts on existing neighboring subdivisions and recommended approval. He stated that VAC-09-2020 was a request to vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending from Commerce Street approximately 300 feet to the east and was generally located along the south end of the site. He stated that previously, the City Council approved the vacation of Rosada Way to the east associated with a development of 94 single-family residential lots. He noted that the applicant's letter of intent stated that the vacation request supported the proposed tentative map to develop 22 single-family residential lots. Staff recommended approval. He noted that T-Map-10-2020 was a request for a tentative map in a proposed R-1 Single-Family Low Density District and was related to the previous items. He stated that the proposed tentative map showed single-family lots that ranged in size from a minimum of 6,000 square feet to a maximum of 9,000 square feet. The applicant proposed access to the site from two drives; one from Washburn Road and one from Commerce Street. He noted that the internal streets were proposed to be public streets 47-foot in width with a five-foot sidewalk on both sides. He stated that according to the applicant's letter of intent, the development would include five model plans with multiple elevations ranging from 1,750 square feet to 3,166 square feet. He noted that the Public Works Department has reviewed the proposed tentative map and recommended conditions that could require a redesign to the tentative map due to a fault line that appears to bisect lots making them unsuitable for residential development, specifically Lots 11, 12 and 15. Staff recommended approval subject to conditions.

**Mark Bangan, The WLB Group, 3663 E. Sunset Road, Suite 204, Las Vegas,** represented the applicant and concurred with staff's conditions and he was available for any additional questions.

Chairman Kraft opened the public hearing and having no callers or written comments, he closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Greer, Berrett, Calhoun, Shoaff and Guymon

NAYS: None

ABSTAIN: None

ABSENT: None