



# Planning Commission Agenda Item

Date: February 10, 2021

Item No: 8.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Amy Michaels

**SUBJECT: AMP-16-2020 ORCHARD CANYON (Public Hearing).** Applicant: Richmond American Homes. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium. Location: Northwest corner of Tropical Parkway and Lamb Boulevard.

## **RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** APN 123-30-601-015 and a portion of APNs 123-30-601-013, 123-30-601-014

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Single-Family Medium. The proposed amendment is for approximately 18.99 gross acres located at the northwest corner of Tropical Parkway and Lamb Boulevard.

## **BACKGROUND INFORMATION:**

Previous Action
A neighborhood meeting was held on November 5, 2020 at 5:30 p.m. at the Skyview Y.M.C.A located at 3050 East Centennial Parkway, North Las Vegas, NV 89081. The meeting was attended by five neighbors that seemed pleased there would be less commercial at that location.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>ZN-27-2020</b>	A property reclassification from a C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of an approximate 19 acre, 98-lot, single-family subdivision and a 9.6 acre commercial development containing a convenience food store with gas pumps.
<b>T-MAP-17-2020</b>	A tentative map in a C-2 (General Commercial District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 98-lot, single-family subdivision.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Community Commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Single-Family Medium	R-1, Single-Family Low Residential District and C-2, General Commercial District	Single-Family Residential and undeveloped
<b>South</b>	Single-Family Low and Community Commercial	PUD, Planned Unit Development District and C-1, Neighborhood Commercial District	Single-Family Residential and undeveloped
<b>East</b>	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
<b>West</b>	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential

**DEPARTMENT COMMENTS:**

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

## **ANALYSIS**

The applicant is requesting consideration to amend the Comprehensive Land Use Map from Community Commercial to Single-Family Medium on parcel 123-30-601-015 and a portion of APNs 123-30-601-013, 123-30-601-014. The applicant is requesting Single-Family Medium for 19.8 acres on the western portion of the 28.6 acres leaving 9.6 acres as Community Commercial for commercial uses to also include a convenience store with gas pumps. The applicant is proposing to develop 98 single-family dwelling units on the 19.8 acres.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Community Commercial. The subject parcel's current zoning is C-2, General Commercial District. The applicant has also filed a request (ZN-27-2020) to reclassify 19.8 acres of the site from the C-2, General Commercial District to a PUD, Planned Unit Development District. The applicant has also submitted a tentative map (T-MAP-17-2020) for the 98 single-family subdivision.

The current land use is Community Commercial. The applicant is proposing up to 5.16 dwelling units to the acre and therefore is requesting the Single-Family Medium land use that will support up to 13 units to the acre. The applicant is proposing a 98-unit single-family development, located on the subject site at the northwest corner of Tropical Parkway and Lamb Boulevard.

The Comprehensive Plan shows the surrounding land uses as Single-Family Low and Community Commercial. The surrounding area is a mixture of single-family and commercial uses. The proposed single-family medium is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

### **Approval Criteria: (Comprehensive Plan Amendments)**

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;

(3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;

(4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or

(5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

**ATTACHMENTS:**

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map