

15. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. PLEASE CONTACT TRAFFIC ENGINEERING AT 633-2676 TO REQUEST A SCOPE. A QUEUING ANALYSIS MAY BE REQUIRED.

MOTION: Commissioner Greer

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

NAYS: None

ABSTAIN: None

ABSENT: None

8. **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. (APN 123-30-601-015 AND A PORTION OF APNS 123-30-601-013, 123-30-601-014) (FOR POSSIBLE ACTION)**

Principal Planner Michaels stated that Item Nos. 8 (AMP-16-2020), 9 (ZN-27-2020) and 10 (T-MAP-17-2020) were related and would be presented together but voted on separately. She stated that AMP-16-2020 was a request to amend the Comprehensive Plan Land Use from Community Commercial to Single-Family Medium on property at the northwest corner of Tropical Parkway and Lamb Boulevard. She noted the applicant requested Single-Family Medium for 19.8 acres on the western portion of the 28.6 acres leaving 9.6 acres as Community Commercial. The applicant also requested to reclassify 19.8 acres of the site from C-2 General Commercial to PUD Planned Unit Development District. She provided information regarding several rezoning classifications to the site. According to the preliminary site plan, the applicant is proposing a single-family development and commercial site. She noted that the single-family development includes a minimum 5,250 square foot lots to a maximum of 11,802 square feet on 19 acres and commercial uses including a convenience store with gas pumps on the remaining 9.6 acres of the site. She stated that the preliminary plan contained two access points to the residential development; the main access to the residential is from gated access off Tropical Parkway and an emergency access for residents only from Azure Avenue. The commercial portion of the development would have two access drives; one located from Lamb Boulevard and one access from Azure Avenue. She stated that the applicant submitted four single story models for the residential portion of the site and the commercial portion would consist of approximately 100,000 square feet of available space for commercial uses. Staff recommended approval of all three applications.

Stephanie Allen, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant and **Angela Pinley, Richmond American Homes** was also present. Ms. Allen stated that the development consisted of 98 single-family homes with a commercial component. She thanked staff and requested approval of the applications.

City Clerk Raynor noted that three public hearing responses were received in opposition to the application.

Chairman Kraft opened the public hearing.

Sylvia Clemons, 6112 Kulawea Street, North Las Vegas, was opposed to the residential development and stated that the area needed commercial/retail development. She cited problems of increased traffic in the area and the need for street improvements and roadway widening.

Having no additional requests to speak, Chairman Kraft closed the public hearing.

Ms. Allen stated that street improvements would be made as part of the development, which should address traffic issues at the corner of Tropical Parkway and Lamb Boulevard. She noted there would be additional retail along Lamb Boulevard to Azure Avenue.

Vice Chairman Warner stated there would be 20 acres of residential and 10 acres of commercial in the development. He questioned how much commercial would fit within the acreage after the convenience store with gas pumps are constructed. Ms. Allen stated there was a significant amount of retail that could be placed within the site.

Chairman Kraft advised the Commissioners that an amendment to the Master Plan required a super majority vote.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Warner

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

NAYS: None

ABSTAIN: None

ABSENT: None