



Planning Commission Agenda Item

Date: February 10, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: ZN-30-2020 LONE MOUNTAIN & SIMMONS NEC (Public Hearing).
Applicant: AMH Development West GC, LLC. Request: A property reclassification from PUD (Planned Unit Development District) to R-CL (Single-Family Compact Lot Residential District). Location: Generally the northeast corner of Lone Mountain Road and Simmons Street. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-32-810-014)

The applicant is requesting consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-CL (Single-Family Compact Lot Residential District) for approximately 11.62 acres. The subject site is generally located at the northeast corner of Lone Mountain Road and Simmons Street. The Comprehensive Master Plan Land Use designation for the subject site is currently Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
A reclassification of property (ZN-25-93) to a PUD, Planned Unit Development District for overall 160 acres originally approved on August 4, 1999. Last amended by City Council on October 19, 2016, to allow 1.9 acres of commercial and 11.6 acres of multi-family.
A virtual meeting neighborhood meeting was held on December 14, 2020 at 5:30 p.m. The meeting summary from the applicant stated there were (2) neighbors in attendance. Development questions were answered and not opposition was expressed.

RELATED APPLICATIONS:

Application #	Application Request
T-Map-19-2020	A tentative map in a PUD (Planned Unit Development District), proposed property reclassification to an R-CL (Single-Family Compact Lot Residential District), to allow a 86-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single Family Medium	PUD, Planned Unit Development District	Undeveloped
North	Multi-Family Residential	PUD, Planned Unit Development District	Residential
South	Single Family Low and Neighborhood Commercial	PUD, Planned Unit Development District, C-1, Neighborhood Commercial District and R-1, Single-Family Low Density District	Undeveloped and residential
East	Multi-Family Residential	PUD, Planned Unit Development District	Residential
West	Single Family Low	PUD/PID, Planned Unit Development/Planned Infill Development District and R-1, Single-Family Low Density District	Undeveloped (proposed residential lots) and residential

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 subject site from the PUD, Planned Unit Development District to the R-CL, Single-Family Compact Lot Residential District. The subject site consists of 11.62 acres and is generally located on the northeast corner of Lone Mountain Road and Simmons Street. The applicant is proposing to develop the site as 86 single-family residential lots at a density of 7.40 dwelling units per acre. The site wraps around a 1.9 acre parcel on the corner that will remain within the PUD and will contain commercial uses.

Currently the parcel is part of a Planned Unit Development that was originally developed as a Resolution of Intent (ROI #1717). On August 4, 1999, the City Council approved ordinance #1322 (ZN-25-93) for a reclassification from R-E, Ranch Estates to PUD, Planned Unit Development for a 160-acre mixed use development, containing a maximum of 924 dwelling units within six (6) villages, a 15.5 acre commercial component and 15 acres of multi-family. The parcel in question was originally a portion of the commercial component of the original PUD, Planned Unit Development.

On July 6, 2005, the City Council approved Ordinance 2158, a reclassification of property (ZN-25-93) for the property in question consisting of approximately 12.7 acres of Medium Density Residential developed with 86 detached single-family dwelling units, at a density of 6.73 dwelling units to the acre. Then on October 19, 2016 the City Council approved Ordinance 2775, another amendment to the property (ZN-25-93) to allow 96 multi-family dwelling units and eight (8) guest rooms for a proposed senior housing development, with a density of 7.56 dwelling units to the acre. The current proposal will split the PUD with the proposed property reclassification of R-CL, Single-Family Compact Lot Residential District between the commercial and residential components of the Planned Unit Development.

The purpose of the R-CL, Single-Family Compact Lot District is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density of 7.99 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 Plan land use designation for the subject site is Single-Family Medium. The characteristics and location for Single-Family Medium land use should occur in developed neighborhoods throughout the City. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall.

The surrounding land uses are Single-Family Low, Single-Family Medium and Commercial on the Comprehensive Master Plan. The residential development to the west has approximate lot sizes of 4,000 square feet and the residential development to the south has approximate lot sizes of 6,000 square feet. The remaining Planned Unit Development to the east and north contains single-family homes with lot sizes of 2,100 square feet. The proposed R-CL zoning classification is compatible with the surrounding land uses.

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.

The proposed reclassification (rezoning) is consistent with the Single-Family Medium land use designation. The proposed development of the site for single-family residential uses is consistent with the proposed zoning and surrounding land uses. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

Letter of Intent
Boundary Map
Neighborhood Meeting Summary
Clark County Assessor's Map
Location and Zoning Map