



# Planning Commission Agenda Item

Date: April 14, 2021

Item No: 4.

**TO:** Planning Commission

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

**SUBJECT: AMP-02-2021 CENTENNIAL - GOLDFIELD (Public Hearing).** Applicant: Richmond American Homes. Request: An amendment to change the land use designation from Mixed-Use Commercial to Single-Family Medium. Location: Southwest corner of Centennial Parkway and Goldfield Street.

## **RECOMMENDATION: APPROVAL**

### **PROJECT DESCRIPTION:** (APN 124-27-502-011).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Single-Family Medium. The proposed amendment is for approximately 10.21 gross acres located at the southwest corner of Centennial Parkway and Goldfield Street.

### **BACKGROUND INFORMATION:**

Previous Action
A virtual neighborhood meeting was held on February 17, 2021 at 5:30 p.m. According to the neighborhood meeting summary five neighbors attended the meeting. Neighbors inquired about the previous approval for multi-family residential and were pleased to see that single-family was being proposed on the site.
City Council approved Ordinance No. 1607 (ZN-28-01) on March 20, 2002 to reclassify the property from R-E, Ranch Estates Residential District to C-1, Neighborhood Commercial District.

### **RELATED APPLICATIONS:**

Application #	Application Request
<b>ZN-05-2021</b>	A property reclassification from a C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District), for a 10.21 acre parcel.

<b>T-MAP-04-2021</b>	A tentative map in a proposed, R-CL (Single-Family Compact Residential District), to allow a 50-lot single-family subdivision.
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#### **GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
<b>North</b>	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
<b>South</b>	Mixed-Use Commercial	PUD, Planned Unit Development District	Single-Family Residential
<b>East</b>	Mixed-Use Commercial	R-4, High Density Residential	Multi-Family Residential
<b>West</b>	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Commercial/Retail Uses

#### **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 Mixed-Use Commercial to Single-Family Medium on approximately 10.21 acres. The applicant is proposing to develop a 50-lot single-family residential subdivision. On March 20, 2002, City Council approved Ordinance No. 1607 (ZN-28-01) to reclassify the site from R-E, Ranch Estates Residential District to C-1, Neighborhood Commercial District to create a commercial plaza. The western portion of the commercial center uses were constructed, however, the eastern 10 acres remained vacant.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Commercial. The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has also filed a request (ZN-05-2021) to amend the zoning from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District and has also submitted a tentative map (T-MAP-04-2021) for the residential subdivision that are also on tonight's agenda for consideration.

The Mixed-Use Commercial land use (existing land use) is primarily for commercial uses such as retail and office/employment type use. The Mixed-Use Commercial category is intended to promote areas with a range of retail and commercial land uses as well as a variety of medium and higher density residential development. The commercial plaza is only a portion of the site and will not be built out any further.

The applicant is requesting Single-Family Medium land use for their parcel. The Single-Family Medium land use is primarily for single-family detached and attached residences.

The Comprehensive Plan shows the surrounding land uses as Mixed-Use Commercial and Single-Family Medium. The surrounding area is a mixture of single-family; multi-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