



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 5.

TO: Planning Commission

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

SUBJECT: ZN-05-2021 CENTENNIAL - GOLDFIELD (Public Hearing). Applicant: Richmond American Homes. Request: A property reclassification from C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of Centennial Parkway and Goldfield Street.

RECOMMENDATION: APPROVAL

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

The applicant is requesting Planning Commission consideration to the subject property consisting of 10.21 acres from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District. The site is located on 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
AMP-02-2021	A comprehensive land use amendment to amend the land use from Mixed-Use Commercial to Single-Family Medium.
T-MAP-05-2021	A tentative map in a proposed, R-CL (Single-Family Compact Residential District), to allow a 50-lot single-family subdivision.

GENERAL INFORMATION:

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

DEPARTMENT COMMENTS:

Department	Comments
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 Planning Commission consideration to reclassify the subject site from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District. The applicant's subject site consists of one (1) parcel that is approximately 10.21 gross acres. The Comprehensive Plan Land Use designation for

the subject site is Mixed-Use Commercial proposed Single-Family Medium. The subject site is located on the southwest corner of Centennial Parkway and Goldfield Street. The applicant has also submitted a comprehensive plan land use amendment (AMP-02-2021) and a tentative map (T-MAP-04-2021) to create a 50-lot single-family subdivision.

There has been a previous re-zoning classification to this site. 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 purpose of the R-CL, Single-Family Compact Lot Residential 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 proposed Single-Family Medium land use allows up to 13 dwelling units per acre and is compatible with the R-CL, Single-Family Compact Lot Residential district zoning classification. Single-Family Medium's primary use is for the development of single-family attached and detached residences as well as duplexes and townhomes. The applicant is proposing to develop the site with 4.89 single-family dwelling units per acre.

The proposed R-CL, Single-Family Compact Lot Residential District is consistent and compatible with the proposed (AMP-02-2021) Single-Family Medium land use designation. The surrounding land uses currently consist of single-family residential property to the north and south; multi-family to the east; and commercial development to the west. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

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.

ATTACHMENTS:

Ordinance No. 1607

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Email

Clark County Assessor's Map

Location and Comprehensive Plan Map