



# Planning Commission Agenda Item

Date: April 14, 2021

Item No: 7.

**TO:** Planning Commission

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

**SUBJECT: AMP-03-2021 NIGHTINGALE (Public Hearing).** Applicant: DR Horton, Inc. Request: An amendment to the Comprehensive Plan to change the land use from Community Commercial to Single-Family Medium. Location: Northeast corner of Losee Road and Tropical Parkway.

## **RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** (APN 124-25-201-001 and a portion of 124-25-201-003).

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 38.65 gross acres located at the northeast corner of Losee Road and Tropical Parkway.

## **BACKGROUND INFORMATION:**

Previous Action
A virtual neighborhood meeting was held on February 25, 2021 at 5:30 p.m. According to the neighborhood meeting summary, Councilman Barron and three neighbors attended the meeting. Neighbors inquired about the height of the buildings and parking which were addressed by the applicant.
City Council approved Ordinance No. 2011 (ZN-68-04) on August 18, 2004 to reclassify approximately 35.55 acres from R-E, Ranch Estates residential District to a PUD, Planned Unit Development District.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>ZN-07-2021</b>	Amend the existing PUD, Planned Unit Development District on 41.8 acres to allow a 3.15 acre commercial development; 140-lot single-family subdivision; and 246-unit multi-family development. The site is located on the northeast corner of Losee Road and Tropical Parkway.
<b>T-MAP-05-2021</b>	A tentative map in a proposed, PUD (Planned Unit Development District), to allow a 140-lot single-family subdivision and a 246-unit multi-family development.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Community Commercial	PUD, Planned Unit Development.	Undeveloped
<b>North</b>	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential
<b>South</b>	Single-Family Low and Community Commercial	R-1, Single-Family Low Residential District and C-1, Neighborhood Commercial District.	Single-Family Residential and Commercial Center
<b>East</b>	Single-Family Medium	PUD, Planned Unit Development.	Single-Family Residential
<b>West</b>	Employment	PUD, Planned Unit Development and C-1, Neighborhood Commercial District.	Undeveloped and a Murphy's Express Gas Station

**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 124-25-201-001 and a portion of 124-25-201-003. The applicant is requesting Single-Family Medium for 38.65 acres on the site leaving 3.15 acres as Community Commercial for commercial uses including a pharmacy. The applicant is proposing to develop 140 single-family dwelling units and 246 multi-family units on the 38.65 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 PUD, Planned Unit Development District. The applicant has also filed a request (ZN-07-2021) to amend the PUD on the 41.8 acres and has also submitted a tentative map (T-MAP-05-2021) for the residential subdivisions.

The current land use is Community Commercial. The applicant is proposing up to 11 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 140-unit single-family development and a 246-unit multi-family development, located on the subject site at the northeast corner of Losee Road and Tropical Parkway.

The Comprehensive Plan shows the surrounding land uses as Single-Family Low; Employment and Community Commercial. 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:**

Revised Letter of Intent  
Boundary Map  
Neighborhood Meeting Summary Letter  
Clark County Assessor's Map  
Location and Comprehensive Plan Map