



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 17.

TO: Planning Commission

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

SUBJECT: ZN-04-2021 CENTENNIAL-PECOS (Public Hearing). Applicant: Richmond American Homes. Request: A property reclassification from a C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of Centennial Parkway and Pecos Road. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-25-501-007).

The applicant is requesting consideration to reclassify (rezone) the subject site from a C-1, Neighborhood Commercial District to R-CL Single-Family Compact Lot Residential District on approximately 15.38 gross acres to allow a 102-lot single family subdivision. The site is located at the southwest corner of Centennial Parkway and Pecos Road and the Comprehensive Plan Land Use designation as Community Commercial proposed Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action

A virtual meeting neighborhood meeting was held on February 18, 2021 at 5:30 p.m. The meeting summary from the applicant stated there was one (1) neighbor in attendance. According to the summary provided by the applicant, there was no opposition to the project.

A Task Force meeting was held on January 14, 2021 (TF-51-2020) to reclassify the property from a C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lots District for 102 single-family lots.

RELATED APPLICATIONS:

Application #	Application Request
AMP-01-2021	Applicant is requesting an amendment to the Comprehensive Master Plan Land Use Plan from Community Commercial to Single-Family Medium.
T-Map-03-2021	A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lots District), to allow a 102 single-family detached homes.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped and Commercial
South	Single Family Medium	PUD, Planned Unit Development District	Developed Residential
East	Single Family Low	M-2, General Industrial District	Nevada Power Facility
West	Single Family Medium	PUD, Planned Unit Development District	Developed Residential

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 consideration to reclassify (rezone) the site from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District. The subject site consists of approximately 15.38 gross acres located at the

southwest corner of Centennial Parkway and Pecos Road. The Comprehensive Plan Land Use designation for the subject site is Community Commercial with a proposed land use amendment to Single-Family Medium. The applicant intends to develop the site as a 102-lot single-family residential subdivision. There is an existing Kern River Gas substation that will remain on the property located on northeast corner of the parcel and with access from Centennial Parkway.

The applicant has also submitted a tentative map (T-Map-03-2021) for 102-lot single family detached homes and a an amendment to the Comprehensive Master Plan Land Use Plan from Community Commercial to Single-Family Medium (AMP-01-2021) which are also on tonight's agenda for consideration.

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 6.63 units per acre. 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.

The surrounding uses consist of medium density single-family residential property to the west and south consisting of lots with a minimum lot size of 3,500 square feet; existing and proposed commercial on approximately 20 acres to the north and an existing Nevada Power Facility to the east. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and has no objections to the proposed request.

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:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map