



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 8.

TO: Planning Commission

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

SUBJECT: AMP-11-2021 CENTENNIAL AND LAMB (Public Hearing). Applicant: Richmond American Homes. Request: An amendment to the Comprehensive Master Plan to change the land use from Neighborhood Commercial to Single-Family Low. Location: Generally southeast corner of Centennial Parkway and Lamb Boulevard. (Ward 1)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 123-29-101-001; 002; 003; 004)

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Map from Neighborhood Commercial to Single-Family Low. The proposed amendment is for approximately 8.48 acres generally located at the southeast corner of Centennial Parkway and Lamb Boulevard.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held virtually on February 24, 2021 at 5:30 p.m. via Zoom. The meeting summary from the applicant stated there were four (4) neighbors in attendance. The neighbors seemed pleased with the larger single-story homes being proposed on the site. This item was originally submitted to Planning on June 1, 2021, however, was continued to September 8, 2021 due to mapping constraints.

RELATED APPLICATIONS:

Application #	Application Request
ZN-16-2021	The applicant is requesting a property reclassification (rezone) from C-2, General Commercial District to R-1, Single-Family Residential Low District on 8.48 acres.
T-MAP-20-2021	The applicant is requesting a tentative map for a forty (40) lot single-family subdivision on 8.48 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-2, General Commercial District	Undeveloped
North	Employment	O-L, Open Land	Undeveloped
South	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
East	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
West	Neighborhood Commercial	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

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 amend the Comprehensive Master Plan Land Use Map from Neighborhood Commercial to Single-Family Low. The proposed amendment is for approximately 8.48 acres located at the southeast corner of Lamb Boulevard and Centennial Parkway. Currently, there are four (4) parcels that are being combined and then will be split into two (2) lots; one along Lamb Boulevard and the residential to the east. The subject site's surrounding uses consist of single family and undeveloped land. The applicant's letter of intent states the Land Use Map amendment is for the development of single-family residential subdivision.

The subject site currently has a Neighborhood Commercial land use designation. According to the Comprehensive Master Plan, the characteristics and location for Neighborhood Commercial (*the current land use*) should have a direct relationship or nearby residential communities in their use, accessibility, scale, and character. The subject site was parceled out and the remaining parcels (approximately 8.08 acres) are undeveloped neighborhood commercial. To the north and west of the site are substantial parcels of commercial land for the commercial needs for the surrounding the

proposed site.

The proposed land use, Single-Family Low residential designation occurs in developed neighborhoods throughout the city. The surrounding areas around this proposed site is single-family residential. The proposed amendment is consistent with the surrounding residential and a neighborhood commercial portion of the site will remain to the west along Lamb Boulevard.

The Comprehensive Master Plan land use designation for the properties surrounding the subject site include Single-Family Low, Resort Commercial and Community Commercial. The proposed land use would be compatible with the surrounding single-family land uses. The properties to the east, south and a portion of the west of the subject site have a single-family low designation and the properties to the north and a portion of the west have a Resort Commercial land use designation. Therefore, amending the land use for the subject site should not impact any future development of the surrounding properties in accordance with the current plan.

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