



Planning Commission Agenda Item

Date: <MEETING_DATE>
Item No: <#>

TO: Planning Commission

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

SUBJECT: ZN-16-2021 CENTENNIAL AND LAMB (Public Hearing). Applicant: Richmond American Homes. Request: A property reclassification from C-2 (General Commercial District) to R-1 (Single-Family Low Density District). Location: Generally the 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 reclassify (rezone) the subject site from C-2 (General Commercial District) to R-1 (Single-Family Low Density District). The proposed amendment is for approximately 8.48 acres generally located at the southeast corner of Centennial Parkway and Lamb Boulevard. The Comprehensive Master Plan Land Use designation for the subject site is currently Neighborhood Commercial (proposed Single-Family Low).

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
AMP-13-2021	The applicant is requesting an amendment to the Comprehensive Master Plan Land Use Map from Neighborhood Commercial to Single-Family Low.
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:

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 reclassify (rezone) the subject site from the C-2, General Commercial District to the R-1, Single-Family Low Density District. The subject site consists of 8.48 acres and is located at the southeast corner of Centennial Parkway and Lamb Boulevard. The applicant's letter of intent states the property reclassification is for a single-family residential subdivision similar to other existing single-family subdivisions in the area.

The purpose of the C-2, General Commercial District (existing zoning) is to provide for the development of intense retail and services that will serve as a major community core. Due to the nature of these areas, proximity to high density residential districts is appropriate. The land to the west of this site is classified as C-2, General Commercial and to the north of the site is proposed commercial zoning and land use.

The R-1, Single-Family Low Density District (proposed zoning) is to provide for the development of single-family detached dwellings. The density in this zoning classification is a low density of 4.5 to 6 dwelling units per acre. The applicant is proposing 4.72 dwelling units per acre on the proposed site. To the west of the site is C-2, General Commercial District; however to the east and south of the site is single-

family residential using 4,500 – 5,000 square foot lots. The undeveloped land to the north is O-L, Open Land District; however the land use plan identifies the parcels as a commercial land.

The surrounding zoning classifications for the east and south are PUD, Planned Unit Development District for the residential uses; C-2, General Commercial District for the undeveloped land to the west; and O-L, Open Land for the undeveloped land to the north. The proposed R-1, Single-Family Low Density District is compatible with the surrounding neighborhood, the proposed Single-Family Low Density land use designation and staff 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.

The proposed reclassification (zoning) will provide new opportunities for industrial development that will be compatible with the surrounding land uses. Furthermore, the proposed reclassification is consistent with the associated request to amend the Comprehensive Master Plan Land Use Map from Resort Commercial to Heavy Industrial. The City does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map