



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-08-2022 Orchard Canyon II (Public Hearing). Applicant: Richmond American Homes. Request: A Property Reclassification from the C-1 (Neighborhood Commercial District) to R-CL, (Single-Family Compact Lot Residential District). Location: Southwest corner of Lamb Boulevard and Tropical Parkway. Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: (APN 123-30-701-001)

The applicant is requesting consideration to reclassify (rezone) one parcel from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District. The proposed Comprehensive Plan Land Use designation for the subject site is Single-Family Medium. The subject site is 10.39 net acres located at the southwest corner of Lamb Boulevard and Tropical Parkway.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on April 4, 2022 at 5:30 p.m. at the Skyview YMCA located at 3050 East Centennial Parkway North Las Vegas, NV 89081. The meeting summary from the applicant stated there were approximately 8 neighbors in attendance. The meeting summary further stated that the neighbors questioned the access to the site, traffic impacts, wall heights, and sewer connections. Overall, the neighbors expressed support for the proposed development and support for residential development on this parcel.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment.

On September 1, 2004, City Council approved Ordinance 2016 (ZN-71-04), a property reclassification from M-2, General Industrial District to C-1, Neighborhood Commercial District

On March 17, 2022, there was a Task Force (TF-21-2022) meeting was held for a proposed land use change, property reclassification (rezoning) and to review a proposed 53 lot tentative map for the subject property

RELATED APPLICATIONS:

Application #	Application Request
AMP-04-2022	An amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium
T-MAP-05-2022	A tentative map for the subject parcel to create a 53-lot subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Medium & Community Commercial	PUD, Planned Unit Development District	Developing single-family residential
South	Single Family Low (up to 6 du/ac)	PUD, Planned Unit Development District	Single family homes
East	Multi-family	R-3, Multi-Family Residential District	Undeveloped
West	Single Family Low (up to 6 du/ac)	PUD, Planned Unit Development District	Single family homes

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 reclassify (rezone) one 10.39 net acre parcel from C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District. The proposed Comprehensive Master Plan Land Use designation for the subject site is Single-Family Medium. The subject site is located at

the southwest corner of Lamb Boulevard and Tropical parkway.

The subject parcel's current land use designation is Community Commercial. The applicant has filed a request (AMP-04 -2022) to change the land use designation of the subject site from Community Commercial to Single-Family Medium. In addition, the applicant has filed an application for a tentative map (T-Map-05-2022) to allow a 53 lot single-family subdivision.

The purpose of the R-CL District is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density below 8.0 dwelling 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 R-CL District is compatible with the proposed Comprehensive Master Plan land use designation of Single-Family Medium, which is intended for residential development with a density of 6.0 to 13.0 dwelling units per acre. Primarily the land use designation is for single-family detached and attached residences. .

The subject site is located at the intersection of two arterials. Lamb Boulevard is a 120-foot street and Tropical Parkway is a 100-foot street. Normally this would support commercial land uses on the site. However, the site does not have access onto Lamb Boulevard. Lamb Boulevard has a bridge over the Union Pacific Railway which touches down adjacent to this site and prevents direct access to Lamb Boulevard. Additionally, Tropical Parkway is a residential street to the east of Lamb Boulevard. Therefore the site is not suitable for commercial development and low to medium density residential is more compatible with the neighboring uses.

The proposed R-CL, Single-Family Compact Lot Residential District is consistent with the proposed land use designation of Single-Family Medium. The City 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:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map