



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 4.

TO: Planning Commission

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

SUBJECT: **AMP-04-2022 Orchard Canyon II (Public Hearing).** Applicant: Richmond American Homes. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium. 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 amend the Comprehensive Master Plan Land Use Element for the subject parcel from the Community Commercial designation to Single-Family Medium. The proposed amendment is for a single 10.39 net acre parcel 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
ZN-08-2022	A property reclassification from a C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District
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 amend the Comprehensive Land Use Map

from Community Commercial to Single-Family Medium. The proposed amendment is for approximately 10.39 net acres at the southwest corner of Lamb Boulevard and Tropical Parkway. The applicant's letter of intent states the land use amendment will allow a 53 lot single-family residential development.

The current land use of Community Commercial is intended for general retail including some service businesses and restaurants. Community Commercial uses include large and mid-size retail establishments that provide goods and services to the entire community. Community Commercial areas should be located at the intersection of two 100-foot streets or the intersection of two arterials. Conversely the proposed land use of Single-Family Medium 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. Single-Family Medium residential designation is located in developed neighborhoods throughout the city.

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. The Lamb Boulevard bridge touches down adjacent to this site and direct access to Lamb is not permissible. Additionally, Tropical Parkway is a residential street to the east of Lamb Boulevard. Therefore the site is not suitable for commercial development.

The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has filed a request (ZN-08-2022) to reclassify the subject site from C-1, to R-CL, Single-Family Compact Lot Residential District and filed an application for a tentative map to allow a 53 lot single-family subdivision.

The Comprehensive Master Plan Map designates the surrounding land uses as Single-Family Low, Single-Family Medium, Multi-family, and Community Commercial. The area is dominated by single-family residential developments with one multi-family complex under development and one strip of commercial uses along Lamb Boulevard to the north. The proposed Single-Family Medium land use 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:

Letter of Intent
Boundary Map
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Zoning Map