



Planning Commission Agenda Item

Date: July 13, 2022

Item No: 18.

TO: Planning Commission

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

SUBJECT: T-MAP-07-2022 CENTENNIAL & MCCARRAN. Applicant: Forestar (USA) Real Estate Group Inc. Request: A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to a PUD / PID (Planned Unit Development / Planned Infill Development District), to allow a 30-lot, single-family subdivision. Location: Northwest corner of Centennial Parkway and McCarran Street. Ward 2. (For Possible Action)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION: (APN 124-24-401-019 & 124-24-401-021)

The applicant is requesting consideration for a tentative map in a proposed PUD / PID, Planned Unit Development / Planned Infill Development District to allow a 30-lot, single-family residential subdivision. The subject site is approximately 4.19 acres in size with a density of 7.6 dwelling units per acre and is located at the northwest corner of Centennial Parkway and McCarran Street.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on May 16, 2022 at 6:30 p.m. in the Aliante Library Meeting Room located at 2400 Deer Springs Way, North Las Vegas. The meeting summary from the applicant stated there no neighbors in attendance.
A neighborhood meeting was held on April 18, 2022 at 6:30 p.m. in the Aliante Library Meeting Room located at 2400 Deer Springs Way, North Las Vegas. The meeting summary from the applicant stated there was three (3) neighbors in attendance. According to the summary provided by the applicant, there was no opposition to the project.
A Task Force meeting was held on March 5, 2022 (TF-05-2022) to reclassify the property from a C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lots District for 30 single-family lots.

Planning Commission approved a special use permit (UN-68-15) for a Verizon Wireless telecommunications tower.
City Council approved an amendment to the Comprehensive Master Plan (AMP-40-06) from Neighborhood Commercial to Community Commercial at the November 21, 2006 meeting.
City Council approved Ordinance No. 1892 (ZN-73-03) at the December 3, 2003 meeting reclassifying the property from R-E, Ranch Estate Residential District to C-1, Neighborhood Commercial District.
City Council approved an amendment to the Comprehensive Master Plan (AMP-59-03) from Low Density Residential to Neighborhood Commercial at the December 3, 2003 meeting.

RELATED APPLICATIONS:

Application #	Application Request
AMP-06-2022	The applicant is requesting an amendment to the Comprehensive Master Plan from Community Commercial to Single Family Medium Residential.
ZN-13-2022	The applicant is requesting a property reclassification (rezone) from C-1, Neighborhood Commercial District to PUD/PID, Planned Unit Development/Planned Infill Development District.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped and an existing telecommunications tower
North	Multi-Family Residential	R-3, Multi-Family Residential District	Existing residential (Glenbrook Terrace Apartments)
South	Single Family Medium Residential	RCL, Single Family Compact Lots District	Existing residential
East	Single Family Medium Residential	PUD, Planned Unit Development District	Existing residential

West	Community Commercial	C-1, Neighborhood Commercial District	Centennial Village Commercial Center
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DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting approval for a 30-lot single-family residential tentative map on approximately 4.19 acres with a density of 7.6 dwelling units per acre. The parcel is located at the northwest corner of Centennial Parkway and McCarran Street. The subject parcel's current land use designation is currently Community Commercial with a zoning designation of C-1, Neighborhood Commercial District and has an existing telecommunication tower facility. The applicant has filed a request (AMP-06 -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 (ZN-13-2022) to rezone the property from C-1, Neighborhood Commercial District to PUD/PID, Planned Unit Development/Planned Infill Development District.

Staff is recommending denial of the proposed tentative map (T-Map-09-2022) as well as the associated rezoning request (ZN-13-2022) and requested land use reclassification (AMP-06-2022). The surrounding area consists of single-family subdivisions to the south and east with multi-family to the north and commercial to the west. The proposed PUD / PID, Planned Unit Development / Planned Infill Development District could be compatible with the surrounding neighborhood. However, the cell tower, is more suitable for a commercial zoning and the access for the tower splits the proposed open space area.

According to the submitted tentative map, the typical lot size is (40' X 90') with a minimum lot size of 3,600 square feet. The proposed lot dimensions are compatible with the R-CL, Single Family Compact Lot Residential District. Access to the proposed development is from one access drive from McCarran Street. The applicant is proposing a 47-foot public street with a five (5) foot sidewalk on both sides of the street.

Approximately 12,560 square feet of open space are provided where 10,500 square feet is required. The development is in compliance with the open space requirements. The code requirement is 350 square feet of open space per dwelling unit. The proposed open space is in common element "B" which is split by the proposed maintenance access drive from the internal street to the cell tower. The access drive reduces the actual open space provided to approximately 10,800 square feet. According to the letter of intent and submitted site plan, amenities within the open space areas will consist of picnic areas, bbqs, walking area, turfed open play area and dog stations.

The perimeter landscaping required adjacent to Centennial Parkway is twenty (20) feet of landscaping including a five (5) foot sidewalk and McCarran Street is fifteen (15) feet of landscaping including a five (5) foot sidewalk. The sidewalks provided along Centennial Parkway and McCarran Street should be centered within the perimeter landscaping. This is relatively minor and can be addressed with the final development plan.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. Must comply with conditions of approval for ZN-13-2022

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map