



Planning Commission Agenda Item

Date: July 13, 2022

Item No: 11.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: AMP-05-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Neighborhood Commercial to Single-Family Medium. Location: Approximately 280 feet south of Craig Road on the west side of Fuselier Drive. (Ward 4) (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: (APN 139-05-701-005).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium. The proposed amendment is for approximately 2.29 acres located approximately 280 feet south of Craig Road on the west side of Fuselier Drive.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on May 16, 2022 at 5:30 p.m. at the Aliante Library, 2400 Deer Springs Way. According to the neighborhood meeting summary, no neighbors attended the meeting.
A Task Force meeting was held on March 10, 2022 (TF-04-2022) to reclassify the property from a C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District for 18 single family residential lots.
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map from Community Commercial to Neighborhood Commercial was approved by the City Council on June 4, 2003
City Council approved Ordinance No. 1795 (ZN-17-03) on June 4, 2003 to reclassify from R-E, Ranch Estates District to C-1, Neighborhood Commercial District.
AMP-08-2003 an amendment to the Comprehensive Master Plan Land Use Map from Very Low Density Residential to Community Commercial was approved by the City Council on June 4, 2003.

RELATED APPLICATIONS:

Application #	Application Request
ZN-10-2022	A property reclassification from a C-1 (Neighborhood Commercial District) to an R-CL (Single-Family Compact Lot Residential District), consisting of 18 single-family residential lots.
T-MAP-06-2022	A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow an 18 lot single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial, Tire Shop, Retail and Personal Service
South	Single Family Low	R-1, Single-Family Low Density District	Single-Family Residential
East	Neighborhood Commercial	C-1, Neighborhood Commercial District	Existing Commercial Development (Restaurant – Outback) and Undeveloped
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Social Security Office

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium on approximately 2.29 acres. The site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The applicant is proposing to develop an 18 single-family subdivision. The proposed Single-Family Medium land use is being requested to allow 7.86 units per acre. Single-Family Medium allows 6.01 to thirteen (13) dwelling units to the acre.

The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has also filed a request (ZN-10-2022) to amend the zoning from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District; and has a tentative map (T-MAP-06-2022) for an 18 lot single-family subdivision that are also on tonight's agenda for consideration.

The Neighborhood Commercial land use (existing land use) is primarily for neighborhood commercial uses such as retail and office/employment type uses. The applicant is requesting an amendment to Single-Family Medium land use for their parcel. The Single-Family Medium land use is primarily for single-family detached and attached residences.

The site currently has a C-1, Neighborhood Commercial zoning designation. Currently, there is over 20 acres of existing commercial uses along Craig Road within a mile of the proposed site. In addition to the existing retail and shopping in this area, there are multiple undeveloped parcels with a commercial zoning available. The proposed amendment from Neighborhood Commercial to Single-Family Medium should not create a deficit for commercial development for this area. The commercial development along Craig Road has blocked the visibility of this parcel and has reduced the viability for this parcel for commercial uses.

The Comprehensive Master Plan shows the surrounding land uses as Neighborhood Commercial, Mixed-Use Commercial and Single Family Low. The surrounding area is a mixture of single-family subdivisions and commercial uses. The proposed single-family medium is compatible with the surrounding neighborhood and should not have any negative impact on the current residence or commercial uses. 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 Department of Aviation

Clark County Assessor's Map

Location and Comprehensive Plan Map