



Planning Commission Agenda Item

Date: July 13, 2022

Item No: 12.

TO: Planning Commission

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

SUBJECT: ZN-10-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to R-CL, (Single-Family Compact Lot Residential District). 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 reclassify (rezone) one parcel from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District. The subject site is on 2.29 acres located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The proposed Comprehensive Plan Land Use designation for the subject site is Single-Family Medium.

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
AMP-05-2022	An amendment to the Comprehensive Master Plan to change the land use designation from Neighborhood Commercial to Single-Family Medium
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 reclassify (rezone) the site from C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District. The subject site is one (1) parcel that is approximately 2.29. The proposed Comprehensive Master Plan Land Use designation for the subject site is Single-Family Medium. The subject site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive.

The subject parcel's current land use designation is Neighborhood Commercial. The applicant has filed a request (AMP-05-2022) to change the land use designation of Neighborhood Commercial to Single-Family Medium. In addition, the applicant has filed an application for a tentative map (T-Map-06-2022) to allow an 18 lot single-family subdivision.

The purpose of the R-CL, Single-Family Compact Lot Residential 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 proposed single-family subdivision would have a density of 7.86 dwelling units per acre. The proposed R-CL, Single-Family Compact Lot Residential 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.

The proposed site is located behind a commercial development with existing retail and shopping areas. Currently, there is over 20 acres of existing commercial uses along Craig Road within a mile the proposed site. The proposed parcel normally would support commercial uses however; the site is not highly visible from Craig Road and access is limited. Additionally, Fuselier Drive provides access to an existing single-family subdivision to the south of the proposed site. 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 and recommends approval.

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 Department of Aviation

Clark County Assessor's Map

Location and Zoning Map