



Planning Commission Agenda Item

Date: September 14,
2022

Item No: 15.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Duane McNelly

SUBJECT: T-MAP 18-2022 SEDONA RANCH COMMERCIAL. Applicant: MEQ-SEDONA, LLC. Request: A tentative map in a PUD (Planned Unit Development District), to allow a single-lot, commercial subdivision. Location: Northwest corner of North 5th Street and Ann Road. (APN 124-27-801-009) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-27-801-009).

The applicant is requesting approval of tentative map to create a single-lot commercial subdivision on approximately 4.1 acres within a Planned Unit Development.

BACKGROUND INFORMATION:

Previous Action

ZN-22-17 SEDONA RANCH: Property reclassification from R-E, Ranch Estates District to PUD (Planned Unit Development) consisting of the following: Approximately 123 acres of single-family lots, 12 net acres of multi-family residential and 22 acres of commercial development was approved on August 16, 2017. The property is bounded by El Campo Grande Avenue to the north, Ann Road to the south, Bruce Street to the east, and Commerce Street to the west.

- Amended June 19, 2019 to allow a modification of the land use designation by removing 19.1 acres of planned commercial development and adding 16.5 acres of single family residential and 2.6 acres multifamily residential development.
- Amended March 17, 2021 to allow a 257 lot, single family subdivision and a 2.6 acre commercial development containing a convenience food store with gas pumps at the northeast corner of Ann Road and N. 5th Street.

UN-14-19 A special use permit in a PUD (Planned Unit Development) to allow a convenience food store with gas pumps at the northwest corner of Ann Road and N. 5th Street. (APN 124-27-801-007) was approved February 13, 2019.

UN-15-19 A special use permit in a PUD (Planned Unit Development) to allow a vehicle washing establishment at the northwest corner of Ann Road and N. 5th Street. (APN 124-27-801-007) was approved February 13, 2019.

FDP-03-19 SEDONA RANCH: A final development plan in a PUD (Planned Unit Development) to develop a portion of the proposed commercial/retail at the northwest corner of Ann Road and N. 5th Street. (APN 124-27-801-007) was approved April 14, 2021.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed Use Neighborhood	Planned Unit Development	Neighborhood Commercial Development (under construction)
North	Mixed Use Neighborhood	Planned Unit Development	Residential
South	Neighborhood Commercial	Planned Unit Development	C-store w/gas pumps and a self-storage facility
East	Mixed Use Neighborhood	Planned Unit Development	C-store w/gas pumps
West	Mixed Use Neighborhood	Planned Unit Development	Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See 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 of tentative map to create a single-lot commercial subdivision on approximately 4.1 acres. The subject parcel is part of the Sedona Ranch Planned Unit Development and is located at the northwest corner of Ann Road and North 5th Street. The project is presently under construction as a neighborhood commercial development.

The proposed tentative map is consistent with the land use and zoning for the subject site. Consequently, staff has no objections to the request as the tentative map warrants approval subject to the conditions of approval listed below.

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. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
3. All existing easements shall be shown on the final map.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Comprehensive Plan Map