



Planning Commission Agenda Item

Date: October 14, 2020

Item No: 3.

TO: Planning Commission

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

SUBJECT: AMP-10-2020 LONE MOUNTAIN/ALLEN (Public Hearing). Applicant: ACAK Irrevocable Trust. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Ranch Estates to Single-Family Low. Location: Generally north of Lone Mountain Road between Willis Street and Kenny Way. (APNs 124-31-802-008 through 124-31-802-011, 124-32-401-005 and 124-32-401-006). (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Ranch Estates to Single-Family Low. The proposed amendment is for approximately 17.7 gross acres located generally north of Lone Mountain Road between Willis Street and Kenny Way.

BACKGROUND INFORMATION:

Previous Action

A virtual neighborhood meeting was held on June 18, 2020 at 5:30 p.m. The meeting summary stated that Councilmen Black and approximately 20 neighbors were in attendance. The neighbors were concerned about the smaller lots and only wanted ½ acres, but later were receptive to 1/3 and ¼ acre lots with conditions. Traffic issues with Kenny Way were also discussed. No other questions or concerns were noted. A second virtual meeting was held on September 2, 2020 at 5:30 p.m. to discuss the updated proposed zoning to PUD, Planned Unit Development District.

RELATED APPLICATIONS:

Application #	Application Request
ZN-15-2020	A property reclassification from R-E (Ranch Estates District) to a PUD (Planned Unit Development District), consisting of 53 single-family lots on approximately 17.7 acres.
T-Map-09-2020	A tentative map in an R-E (Ranch Estates District), proposed property reclassification to a PUD (Planned Unit Development District), to allow a 53-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low and Ranch Estates	R-E, Ranch Estates District and R-1, Single-Family Low Density	Single-Family Residential
South	Single-Family Low and Ranch Estates	R-1, Single-Family Low Density, PUD, Planned Unit Development District and R-E, Ranch Estates District	Single-Family Residential
East	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential
West	Public/Semi-Public	R-E, Ranch Estates District	Undeveloped

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 Ranch Estates to Single-Family Low. The subject site consists of six parcels which are approximately 17.7 acres in size located north of Lone Mountain Road between Willis Street and Kenny Way.

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed from Very Low Density Residential to Ranch Estates. The subject parcel's current zoning is R-E, Ranch Estates District. The site also is subject to the R-E Ranch Estates Rural Preservation Overlay District.

The proposed Single-Family Low land use designation provides for conventional single-family detached residences. Single-Family Low residential land uses occurs in developed neighborhoods throughout the City. Infill, redevelopment, or new development projects in these areas should be consistent with the prevailing character of the neighborhood. The uses planned for this land use include single-family detached and attached dwellings as well as parks, open spaces, schools, churches and other public and semi-public uses.

The current land use is Ranch Estates which provides for single-family dwellings in areas directly designated as Ranch Estates areas in the existing zoning code. These neighborhoods are varied in scale and design with mature landscaping and without walls in the residential neighborhood. The intent of the Ranch Estates land use is to protect and enhance existing Ranch Estates residential areas in the western portions of the City. The uses planned for this land use include: single-family dwellings as well as public and recreational uses including parks, cemeteries, child care facilities, public buildings, utility buildings, churches, aviaries, and private horse stables.

The Comprehensive Plan designates the surrounding land uses as Ranch Estates, Single-Family Low or Public Semi-Public. Most of the surrounding area is developed with single-family homes lots that range in size from 6,000 square feet to approximately 2 acres. The zoning designations in the area are R-E, Ranch Estates, R-1, Single-Family Low Density or PUD, Planned Unit Development.

In 2006 The City adopted a new Comprehensive Land Use Master Plan. With this plan the land use category was changed from Very Low Density Residential (0-2 du/a) to Ranch Estates (0-2 du/a). Then in 2011 the City adopted a new Zoning Ordinance (title 17). The largest change for this neighborhood was the change to the R-E, Ranch Estates District. Previously the R-E District allowed a minimum lot size of 15,000 square feet. While the current lot size within the R-E District is 20,000 square feet. This has resulted in many lots within this district to be non-compliant. Numerous lots within the surrounding R-E District range in size from 15,000 to 20,000 square feet.

Additionally, the parcels and adjacent R-E, designated land is within the Ranch Estates Rural Preservation Overlay District. The purpose of this overlay district is to regulate the development of lands, preserving the density and rural character unique to rural neighborhoods. The overlay district also provides guidance on new development or redevelopment that would maintain the rural character of the designated rural neighborhoods.

The applicant has also submitted applications to change the zoning classification to the PUD, Planned Unit Development District (ZN-15-2020) and Tentative Map (T-Map-09-2020) which are also on tonight's agenda for consideration. The proposed development is for 53 lots, with an overall density of 2.99 dwelling units per gross acre. All lots within the proposed development range in size from 10,000 to 15,082 square feet. With the proposed rezoning the applicant is not requesting any change to the Rural Preservation Overlay for the subject site.

The subject site is thin undeveloped parcel that connects a smaller Ranch Estates area to the larger Ranch Estates developments to the west. The preservation of the rural character of this parcel is very important to the integrity of the Rural Preservation Overlay. Any modification to the land use or zoning of these parcels should not modify or remove the Ranch Estates Rural Preservation Overlay from these parcels.

However, to the south and north of the subject site are developed single-family lots on approximately 6,000 square foot lots. The Comprehensive Plan requires that development in new or infill areas be consistent with the prevailing character of the neighborhood. The character of the neighborhood is a combination of large rural properties and suburban style detached single family homes. Therefore, a hybrid development that is consistent with the R-EL, Ranch Estates Limited or equivalent zoning should be compatible with the R-E and R-1 development. The R-EL District requires a minimum lot size of 10,000 square feet and is strictly for large lot residential development. As numerous lots within the neighborhood are 15,000-20,000 square feet in area the R-EL is compatible while the R-1, Single-Family Low Density District is not.

As the proposed land use can be compatible with the surrounding neighborhood, while maintaining the overlay district, staff supports the proposed amendment to the land use designation to Single Family Low.

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:

Letters of Intent

Boundary Map

Neighborhood Meeting Summary Letters

Clark County Assessor's Map

Location and Comprehensive Plan Map