



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 18.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: ZN-18-2020 GARLAND GROVE (Public Hearing). Applicant: Richmond American Homes of Nevada, LLC. Request: A property reclassification from C-2 (General Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: East of Clayton Street, approximately 580 feet north of Craig Road.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 139-04-201-017).

The applicant is requesting consideration to reclassify (rezone) the subject site from the C-2, General Commercial District to an R-CL, Single-Family Compact Lot Residential District on approximately 12.34 acres. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Neighborhood and Mixed-Use Commercial. The subject site is located east of Clayton Street and approximately 580 feet north of Craig Road.

BACKGROUND INFORMATION:

Previous Action	
A virtual neighborhood meeting was held on October 21, 2020 at 5:30 p.m. According to the neighborhood meeting minutes no neighbors attended the virtual meeting.	

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-12-2020	The applicant has submitted a tentative map for an 87-lot single-family subdivision on approximately 12.34 gross acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood and Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
North	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Retail/Restaurants
East	Mixed-Use Neighborhood and Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
West	Single-Family Low	PUD, Planned Unit Development District	Existing Single-Family Residential

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-2, General Commercial District to R-CL, Single-Family Compact Lot Residential District. The applicant's subject site consists of one (1) parcel that is approximately 12.34 gross acres. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial and Mixed-Use Neighborhood which supports the requested zoning. The subject site is located east of Clayton Street and approximately 580 feet north of Craig

Road. The applicant has also submitted a tentative map (T-MAP-12-2020) to create an 87-lot single-family subdivision with the parcel.

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 of up to 13 units per acre. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding. The Mixed-use Neighborhood and Mixed-Use Commercial land use supports the R-CL, Single-Family Compact Lot Residential zoning designation.

The proposed R-CL, Single-Family Compact Lot Residential District is consistent and compatible with the Mixed-Use Commercial and Mixed-Use Neighborhood land use designation. The surrounding land uses currently consist of single-family residential property to the north and west; and commercial development to the south and east. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

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:

Clark County Department of Aviation Memorandum

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map