



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 16.

TO: Planning Commission

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

SUBJECT: AMP-01-2021 CENTENNIAL-PECOS (Public Hearing). Applicant: Richmond American Homes. Request: An amendment to the Comprehensive Master Plan to change the land use from Community Commercial to Single Family Medium. Location: The southwest corner of Centennial Parkway and Pecos Road. (For possible action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-25-501-007).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Single Family Medium. The proposed amendment is for approximately 15.38 gross acres at the southwest corner of Centennial Parkway and Pecos Road.

BACKGROUND INFORMATION:

Previous Action
A virtual meeting neighborhood meeting was held on February 18, 2021 at 5:30 p.m. The meeting summary from the applicant stated there was one (1) neighbor in attendance. According to the summary provided by the applicant, there was no opposition to the project.
A Task Force meeting was held on January 14, 2021 (TF-51-2020) to reclassify the property from a C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lots District for 102 single-family lots.

RELATED APPLICATIONS:

Application #	Application Request
ZN-04-2021	The applicant is requesting a property reclassification (rezone) from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lots District.
T-Map-03-2021	A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lots District), to allow a 102 single-family detached homes.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped and Commercial
South	Single Family Medium	PUD, Planned Unit Development District	Developed Residential
East	Single Family Low	M-2, General Industrial District	Nevada Power Facility
West	Single Family Medium	PUD, Planned Unit Development District	Developed Residential

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 Master Plan Land Use Element from Community Commercial to Single Family Medium. The

proposed amendment is for approximately 15.38 gross acres generally located at the southwest corner of Centennial Parkway and Pecos Road. The applicant intends to develop the site as a 102 single-family residential subdivision. There is an existing Kern River Gas substation that will remain on the property located on the northeast corner of the parcel with access from Centennial Parkway.

The applicant has also submitted a tentative map (T-Map-03-2021) for 102-lot single family detached homes and a rezoning classification from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District (ZN-04-2021) which are also on tonight's agenda for consideration.

According to the Comprehensive Master Plan, the characteristics and location for Single Family Medium (proposed land use) land use occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these developments should be consistent with the prevailing character of the neighborhood and work to create points of continuity or connection from the old to new development, both visually and physically. The primary uses are single-family detached and attached residences such as duplexes and townhomes. Secondary uses include parks, open space, golf courses, schools, churches, and other public or semi-public uses.

The land uses to the south and west consist of medium density single-family residential development. There are approximately 20 acres of commercial zoned land to the north that has an existing commercial building. The proposed land use would be compatible with the surrounding residential and commercial land uses. Amending the land use for the subject site should not negatively impact the existing residential development or the future development of the surrounding properties in accordance with the current plan. Staff supports the applicants request to change the land use to Single Family Medium.

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 Assessor's Map

Location and Comprehensive Plan Map