

**11. AMP-14-2021 DONNA STREET APARTMENTS (PUBLIC HEARING).  
APPLICANT: MACK MCKNIGHT. REQUEST: AN AMENDMENT TO THE  
COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE  
DESIGNATION FROM MIXED-USE COMMERCIAL TO MULTI-FAMILY.  
LOCATION: NORTHWEST CORNER OF DONNA STREET AND ROME  
BOULEVARD. (APN 124-23-301-016) (WARD 4) (FOR POSSIBLE ACTION)**

Principal Planner Michaels presented Item Nos. 8 (AMP-11-2021), 9 (ZN-16-2021) and 10 (T-MAP-20-2021) together but they would be voted on separately. She stated that item no. 8, AMP-11-2021 is a request by the applicant for consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Multi-Family. She stated that the primary uses are residential developments with condominiums and apartments with secondary uses such as common open space areas, parks, school, churches and other public or semi-public uses. The proposed R-3, Multi-Family Residential is compatible with the proposed Multi-Family land use. The surrounding land uses currently consist of Mixed-Use Commercial, Mixed-Use Neighborhood, Multi-Family Residential and Single-Family Low.

Principal Planner Michaels stated that item no. 9, ZN-16-2021 is a request by the applicant for consideration to reclassify (rezone) the subject site from the C-2, General Commercial District to the R-1, Single-Family Low Density Residential District. The subject site consists of 8.48 acres and is located at the southeast corner of Centennial Parkway and Lamb Boulevard. She stated that the R-1, Single-Family Low Density District (proposed zoning) is to provide for the development of single-family detached dwellings. The density in this zoning classification is a low density of 4.5 to 6 dwelling units per acre. The applicant is proposing 4.72 dwelling units per acre on the proposed site. She continued by stating that the proposed R-1, Single-Family Low Residential District is compatible with the surrounding neighborhood, the proposed Single-Family Low land use designation.

Principal Planner Michaels stated that item no. 10, T-MAP-20-2021 is a request by the applicant for Planning Commission consideration for a 40-lot single-family subdivision. The applicant is proposing single-family detached homes with a gross density of approximately 4.72 dwelling units per acre on 8.48 acres. She stated that the landscape requirement adjacent to Azure Avenue is 15 feet of landscaping including the five foot sidewalk adjacent to Centennial Parkway is 20 feet of landscaping including the five foot sidewalk. The proposed tentative map shows landscaping along Azure Avenue as fifteen feet including the five-foot sidewalk and the landscaping along Centennial Parkway 20 feet including the five foot sidewalk. She continued by stating that the proposed tentative map is consistent with the proposed land use and the proposed zoning for the subject site. Staff recommended approval.

**Mr. Mack McKnight, 5606 S Eastern, Las Vegas, NV** represented the applicant and provided information on the project.

Commissioner Riley asked about the quantity of units being proposed.

Mr. McKnight responded that 110 units were proposed in compliance with Planning and Zoning requirements.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL  
CONSIDERATION

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun,  
Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None