



# Planning Commission Agenda Item

Date: May 11, 2022

Item No: 8.

**TO:** Planning Commission

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

**SUBJECT: AMP-02-2022 TROPICAL LOSEE (Public Hearing).** Applicant: Harmony Homes. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Neighborhood Commercial to Single-Family Medium. Location: Southwest corner of Losee Road and Tropical Parkway. (Ward 2)

## **RECOMMENDATION: APPROVAL**

**PROJECT DESCRIPTION:** (APN 124-26-701-009).

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium. The proposed amendment is for approximately 15.19 acres located at the southwest corner of Losee Road and Tropical Parkway.

## **BACKGROUND INFORMATION:**

Previous Action
A neighborhood meeting was held on February 15, 2022 at 5:30 p.m. at the Alexander Library, 1755 West Alexander Road. According to the neighborhood meeting summary, one (1) neighbor attended the meeting and had no questions or concerns.
A Task Force meeting was held on January 13, 2022 (TF-39-2021) to reclassify the property from a C-1, Neighborhood Commercial District to PUD/PID, Planned Unit Development/Planned Infill Development District for 194 multi-family lots.
City Council approved Ordinance No. 2408 (ZN-118-07) on December 19, 2007 to reclassify approximately 15.3 acres from R-E, Ranch Estates District to C-1, Neighborhood Commercial District.
AMP-17-2007 an amendment to the Comprehensive Master Plan Land Use Map from Single Family Medium to Neighborhood Commercial was approved by the City Council on December 19, 2007.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>ZN-06-2022</b>	A property reclassification from a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), consisting of a 196-lot multi-family attached (townhome) development.
<b>T-MAP-04-2022</b>	A tentative map in a C-1 (Neighborhood Commercial District), proposed property reclassification to PUD (Planned Unit Development District), to allow a 196-lot, multi-family attached (townhome) subdivision.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
<b>North</b>	Employment	PUD, Planned Unit Development District	Existing Commercial and Undeveloped Land
<b>South</b>	Single Family Medium	PUD, Planned Unit Development District	Single-Family Residential
<b>East</b>	Community Commercial	C-1, Neighborhood Commercial District	Existing Commercial Development
<b>West</b>	Single Family Low	PUD, Planned Unit Development District	Single-Family Residential

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	No comment.
Police:	No comment.
Fire:	See attached memorandum.
Clark County Department of Aviation:	No comment.
Clark County School District:	See attached memorandum.

**ANALYSIS:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium on approximately 15.91 acres. The applicant is proposing to develop a 196-lot multi-family attached (townhome) residential subdivision. The proposed Single-Family Medium land use is being requested to allow 12.91 dwelling units per acre. Single-Family Medium allows up to thirteen (13) dwelling units to the acre.

The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has also filed a request (ZN-06-2022) to amend the zoning from C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District and has also submitted a tentative map (T-MAP-04-2022) for the residential subdivision that are also on tonight's agenda for consideration.

The Neighborhood Commercial land use (existing land use) is primarily for neighborhood commercial uses such as retail and office/employment type uses. The Single-Family Medium category is intended to promote a variety of medium and higher density residential development.

The applicant is requesting Single-Family Medium land use for their parcel. The Single-Family Medium land use is primarily for single-family detached and attached residences.

The site currently has a commercial zoning designation. There is 25 acres of commercial to the east and additional parcels to the north currently zoned for commercial uses. The amendment of the Neighborhood Commercial to the proposed land use of single-family medium will not create a deficient for the neighborhoods future commercial.

The Comprehensive Plan shows the surrounding land uses as Employment, Community Commercial, Single Family Low and Single Family Medium. The surrounding area is a mixture of single-family and commercial uses. The proposed single-family medium is compatible with the surrounding neighborhood and should not have any negative impact on the current residence or commercial uses. Staff has no objections to the proposed request.

**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:**

Fire Protection Memorandum  
Letter of Intent  
Boundary Map  
Neighborhood Meeting Summary Letter  
Clark County Assessor's Map  
Location and Comprehensive Plan Map