



Planning Commission Agenda Item

Date: July 13, 2022
Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: AMP-07-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Single Family Low to Single Family Medium. Location: Southeast corner of Simmons Street and San Miguel Avenue. (Ward 4)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: (APNs 139-05-801-001 & 139-05-801-003)

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Single Family Low to Single-Family Medium. The proposed amendment is for approximately 4.08 net acres consisting of two (2) parcels located at the southeast corner of Simmons Street and San Miguel Avenue.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on May 31, 2022 at 5:30 p.m. in the Aliante Library located at 2400 Deer Springs Way. According to the neighborhood meeting summary, two neighbors attended the meeting. Neighbors inquired about having their property (2.5 acres) incorporated into the project. The neighbors in attendance at the meeting support the project.
City Council approved Ordinance No. 2653 (ZN-05-14) at the May 23, 2014 meeting reclassifying the parcel 139-05-801-001 from R-E, Ranch Estates District to R-1, Single-Family Low Density District.

RELATED APPLICATIONS:

Application #	Application Request
ZN-15-2022	A property reclassification from an R-E, Ranch Estates Residential

	District and R-1, Single Family Low Residential Density to a PUD/PID, Planned Unit Development/ Planned Infill Development District.
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GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-E, Ranch Estates Residential District and R-1, Single-Family Low Residential Density District	Undeveloped and an existing single family home
North	Single-Family Low	R-1, Single-Family Low Residential District	Existing single family homes
South	Single-Family Low	R-1, Single-Family Low Density Residential District	Existing single family homes
East	Single-Family Low	R-E, Ranch Estates Residential District	Single-Family Residential
West	Public/Semi-Public District	R-1, Single-Family Low Residential District	Cheyenne High School

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 amend the Comprehensive Master Plan Land Use Map from Single-Family Low to Single-Family Medium. The proposed amendment is for a subject site that is approximately 4.08 gross acres consisting of two (2) parcels located at the southeast corner of Simmons Street and San Miguel Avenue. The subject site, which is less than five (5) acres in size, is located within a mature neighborhood. There is existing development on all sides of the subject site. The

applicant is proposing to develop 27 single-family homes with an overall density of 6.6 dwellings units per acre. The maximum density allowed within the current land use designation is 6.0 dwelling units per acre.

According to the Comprehensive Master Plan the characteristics and location for proposed land use of Single-Family Medium occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style, scale and typically surrounded by a wall. Infill projects adjacent existing 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 surrounding area consists predominately of low-density single-family homes. However, Cheyenne High School is located directly across Simmons Street from the subject site. The high school currently has 1,894 students enrolled. Simmons Street is a 100-foot right-of-way. The surrounding area also includes Richard C. Priest Elementary School (current enrollment 646 students) and the commercial (retail/restaurants) located along Craig Road. This neighborhood includes both higher intensity uses and lower density residential subdivisions.

The subject site's current zoning is R-1, Single Family Low Density Residential District and R-E, Ranch Estates Residential District. The applicant has also filed a request (ZN-15-2022) to reclassify the property to a PUD/PID, Planned Unit Development/Planned Infill Development District for the residential subdivision. The minimum sized development for a PUD, Planned Unit Development is five (5) acres. But, the subject site, which is 4.08 acres, does qualify as a PID, Planned Infill Development.

The applicant is proposing 6.6 dwelling units to the acre when the current land use allows up to 6 dwelling units per acre. Therefore the applicant is requesting the Single-Family Medium land use that will support up to 13 units to the acre. The proposed PUD/PID may be conditioned to allow a maximum density of 6.6 dwelling units per acre. Since, the applicant is requesting a density that is only slightly denser than the majority of the surrounding residences, the City does not anticipate any adverse impacts on the neighboring residences, facilities and services surrounding the subject site.

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.

The proposed single-family medium land use is compatible with the higher intensity uses located in surrounding neighborhood. The proposed single-family residential subdivision will be required to comply with the single-family design guidelines ensuring that the architecture of the new homes will be compatible with the existing residential neighborhoods. Staff has no objections to the proposed request.

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