



Planning Commission Agenda Item

Date: June 12, 2024

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: **AMP-03-2024 OPUS AT LONE MOUNTAIN (Public Hearing).** Applicant: Rainbow Creek LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Ranch Estates to Single-Family Low. Location: Northwest Corner of Lone Mountain Road and Ferrell Street. (APN 124-32-403-006). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Ranch Estates to Single-Family Low. The proposed amendment is for a 2.1 acre parcel located at the northwest corner of Lone Mountain Road and Ferrell Street.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on May 6, 2024 at 5:30 p.m. at the Alexander Library located at 1755 Alexander Road. According to the meeting summary, 4 neighbors attended the meeting. Neighbors were concerned about the zoning from R-E, Ranch Estates District to a PUD, Planned Unit Development District, however, did appreciate the condition for only single-story homes.

A Task Force meeting was held on April 4, 2024 (TF-09-2024) for a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District and Amendment to the Master Plan (AMP) to change the Land use from Ranch Estates to Single Family Low for a six (6) lot single-family subdivision.

AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map from Very Low Density Residential to Ranch Estates was approved by the City Council on June 4, 2003.

RELATED APPLICATIONS:

Application #	Application Request
ZN-07-2024	A property reclassification from an R-E, Ranch Estates District to a PUD, Planned Unit Development District.
T-MAP-05-2024	A tentative map in a PUD, Unit Development District, to allow a Six (6) lot single-family subdivision.

GENERAL INFORMATION:

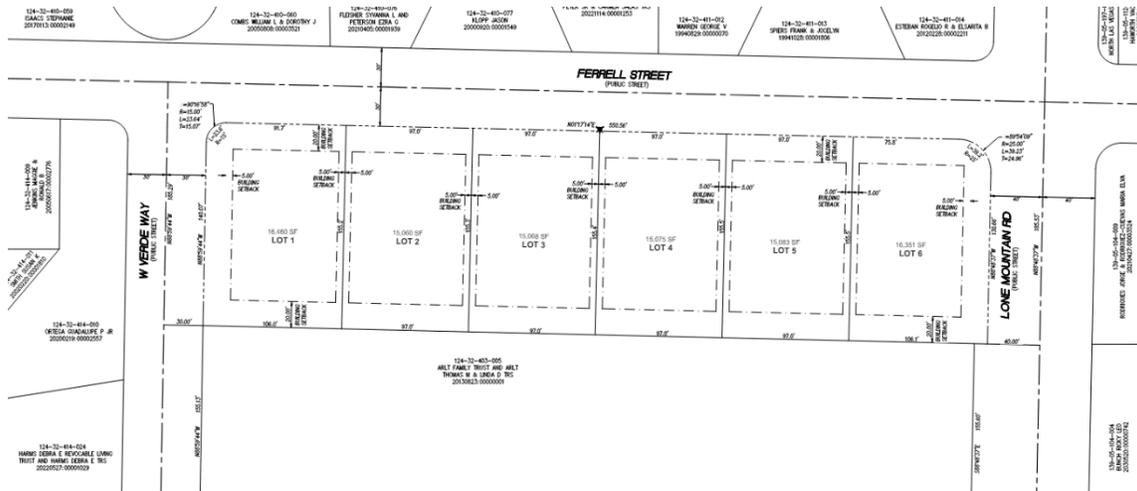
	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates	R-E, Ranch Estates District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
South	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Ranch Estates	R-E, Ranch Estates District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting consideration to amend the Comprehensive Land Use Map from Ranch Estates to Single-Family Low. The site also is subject to the R-E Ranch Estates Rural Preservation Overlay District. The subject site is a 2.1 acres parcel located at the northwest corner of Lone Mountain Road and Ferrell Street. The applicant is proposing to develop a six (6) lot single-family residential subdivision.



The proposed Single-Family Low land use designation provides for conventional single-family detached residences. Single-Family Low residential land uses occurs in developed neighborhoods throughout the City. Infill, redevelopment, or new development projects in these areas should be consistent with the prevailing character of the neighborhood. The uses planned for this land use include single-family detached and attached dwellings as well as parks, open spaces, schools, churches and other public and semi-public uses.

The Comprehensive Plan designates the surrounding land uses as Ranch Estates and Single-Family Low. The surrounding zoning classification is R-E, Ranch Estates District to the west and the south with lots ranging in size from .5 acres up to 2 acres. To the north and east is R-1, Single-Family Low Density District with lots ranging in size from 6,000 square feet up to 8,000 square feet.

In 2006 The City adopted a new Comprehensive Land Use Master Plan. With this plan the land use category was changed from Very Low Density Residential (0-2 du/a) to Ranch Estates (0-2 du/a). Then in 2011 the City adopted a new Zoning Ordinance (title 17). The largest change for this neighborhood was the change to the R-E, Ranch Estates District. Previously the R-E District allowed a minimum lot size of 15,000 square feet. While the current lot size within the R-E District is 20,000 square feet. This has resulted in many lots within this district to be non-compliant. Numerous lots within the surrounding R-E District range in size from 15,000 to 20,000 square feet.

Additionally, the parcel and adjacent R-E, designated land is within the Ranch Estates Rural Preservation Overlay District. The parcel and adjacent R-E designated land is within the Ranch Estates Rural Preservation Overlay District. The Ranch Estates Rural Preservation Area was created in 1998, with Resolution #2016. The purpose of this overlay district is to regulate the development of lands, preserving the density and rural character unique to rural neighborhoods. The overlay district also provides guidance on new development or redevelopment that would maintain the rural character of the designated rural neighborhoods. The subject site is an undeveloped parcel that sits on

the border of the Ranch Estates Rural Preservation Overlay District between larger Ranch Estates lots to the west and the R-1, Single-Family development to the east. The preservation of the rural character of this parcel is very important to the integrity of the Rural Preservation Overlay.

The applicant has also submitted applications to change the zoning classification to the PUD, Planned Unit Development District (ZN-07-2024) and Tentative Map (T-Map-05-2024). The proposed development is for six (6) single-family detached lots, with an overall density of 2.85 du/ac. The proposed land use of Single-Family Low allows up to 6 du/ac). All lots within the proposed development will have a minimum lot square footage of 15,000. With the proposed rezoning, the applicant is not requesting any change to the Rural Preservation Overlay for 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.

As the proposed land use can be compatible with the surrounding neighborhood, while maintaining the overlay district, staff supports the proposed amendment to the land use designation to Single Family Low. Therefore, Staff supports the request and recommends approval.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map