



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 9

TO: Planning Commission

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

SUBJECT: **ZN-03-2024 CHEYENNE & COLEMAN (Public Hearing).** Applicant: Randcol, LLC. Request: A Property Reclassification from C-P (Professional Office Commercial District) to C-1 (Neighborhood Commercial District). Location: Northwest Corner of Cheyenne Avenue and Coleman Street. (APN's 139-08-810-108 and 139-08-810-109) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) two (2) parcels from C-P, Professional Office Commercial District to C-1, Neighborhood Commercial District. The subject site is 0.77 of an acre (33,541 square feet) located at the northwest corner of Cheyenne Avenue and Coleman Street. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low (proposed Neighborhood Commercial).

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on December 18, 2023 at 5:00 p.m. at the Alexander Library, 1755 West Alexander Road. According to the summary of the neighborhood meeting, three (3) neighbors attended the meeting and were opposed to the reclassification.
A Task Force meeting was held on August 31, 2023 (TF-21-2023) an Amendment to the Comprehensive Master Land Use from Single-Family Low to Neighborhood Commercial and a reclassify the property from a C-P, Professional Office Commercial District to C-1, Neighborhood Commercial District for quick service restaurants (fast food).
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map from Office Commercial to Single-Family Low was approved by the City Council on June 4, 2003
At the City Council Meeting on March 15, 2000 the property reclassification Ordinance #1384 from R-EL, Ranch Estates Limited District to C-P, Professional Office Commercial District was approved.

RELATED APPLICATIONS:

Application #	Application Request
AMP-02-2024	An amendment to the Comprehensive Master Plan to change the land use designation from Single-Family Low to Neighborhood Commercial.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	C-P, Professional Office Commercial District	Undeveloped
North	Single-Family Low	R-EL, Ranch Estates Limited District	Existing single-family dwellings
South	Mixed-Use Employment	M-2, General Industrial District	Industrial buildings (Cheyenne West Corporate Center)
East	Mixed-Use Employment	R-EL, Ranch Estates Limited District and M-2, General Industrial District	Existing single-family dwellings and Industrial office and storage yard
West	Single-Family Low	R-EL, Ranch Estates Limited District	Existing single-family dwellings

DEPARTMENT COMMENTS:

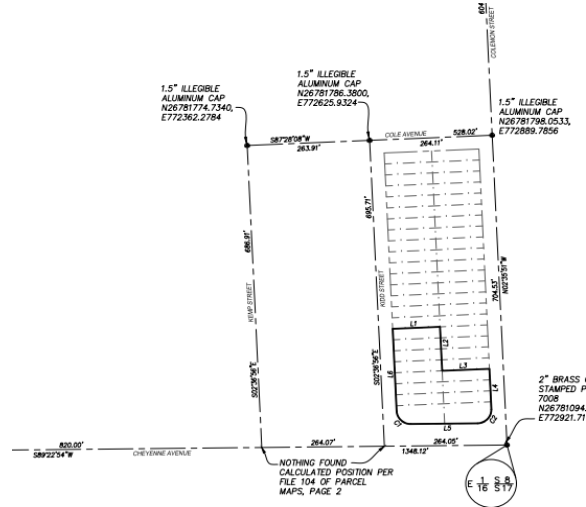
Department	Comments
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	See attached memorandum.
Clark County School District:	No comment.

ANALYSIS:

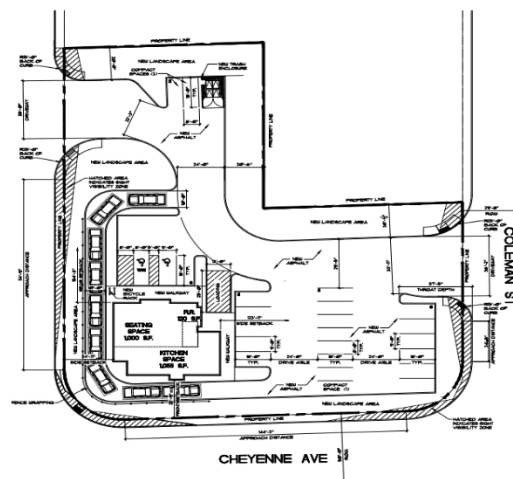
The applicant is requesting consideration to reclassify (rezone) the site from C-P, Professional Office Commercial District to the C-1, Neighborhood Commercial District. The subject site is on two (2) parcels that is approximately 0.77 of an acre located at the northwest corner of Cheyenne Avenue and Coleman Street. The proposed Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low, however, the applicant has submitted a request to amend the Comprehensive Land

Use Map (AMP-02-2024) from Single-Family Low to Neighborhood Commercial.

The purpose of the Neighborhood Commercial (C-1) District is to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood.



The proposed site is located at the northwest corner of Cheyenne Avenue and Coleman Street. There is existing single-family residential adjacent to the north, east and west of the site. In addition, there is existing industrial office and exterior storage to the east and industrial buildings (Cheyenne West Corporate Center) to the south adjacent to Cheyenne Avenue. Currently, there are additional restaurants (drive-thru) located both in the east and west directions along Cheyenne Avenue within a mile the proposed site.



The proposed property reclassification to C-1, Neighborhood Commercial District is consistent with the proposed land use designation of Neighborhood Commercial. Previously, this site had a land use designation of Office Commercial before amending in

2006 (AMP-40-2006). At the Task Force meeting, (TF-21-2023) staff and the applicant agreed to enhance the required 20-foot landscape buffer adjacent to the existing single-family residents to the north and east with two (2) offset rows of 24" box trees to assist with noise mitigation. With this in place staff does not anticipate any adverse impacts on the exiting residential dwellings, the existing facilities or neighboring land uses surrounding the subject site and recommends approval of the property reclassification.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
 - By developing, the vacant lot into a viable commercial site will assist in reducing the impact of abandoned items and trash as well as provide for new jobs in the area.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - The proposed property reclassification to C-1, Neighborhood Commercial District is consistent with the proposed land use designation of Neighborhood Commercial.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
 - The proposed property reclassification is in line with the stated purpose which is to promote a balanced supply of commercial, industrial, institutional, and transportation land uses that is compatible with adjacent land uses;
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
 - The proposed property reclassification to C-1, Neighborhood Commercial District should not have a negative impact the existing facilities and services.
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
 - The proposed property reclassification to C-1, Neighborhood Commercial District should not have a negative impact upon the natural environment,

including air, water, noise, storm water management, wildlife, and vegetation.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- Staff does not anticipate any adverse impacts on the existing residential dwellings, the existing facilities or neighboring land uses surrounding the subject site

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

- The proposed property reclassification to C-1, Neighborhood Commercial District is to support one (1) proposed restaurant (drive-thru) which staff feels is compatible with the adjacent residents and businesses.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Department of Aviation Memorandum

Clark County Assessor's Map

Location and Zoning Map