



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 7

TO: Planning Commission

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

SUBJECT: **AMP-11-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Single-Family Medium. Location: Northwest Corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

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 a 10.85 acre parcel located at the northwest corner of Tropical Parkway and Walnut Road.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on October 30, 2023 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way. According to the meeting summary, 15 neighbors attended the meeting. Neighbors were concerned about traffic at the intersection of Tropical Parkway and Walnut Road and more open space.
A Task Force meeting was held on October 5, 2023 (TF-25-2023) to reclassify from R-1, Single-Family Low Density to a PUD, Planned Unit Development District and Amendment to the Master Plan (AMP) will be required to change the Land use from Single Family Low to Single Family Medium for a 90-lot single-family subdivision.

RELATED APPLICATIONS:

Application #	Application Request
ZN-15-2023	A property reclassification from an R-1, Single-Family Low Density District to a PUD, Planned Unit Development District.
T-MAP-24-2023	A tentative map in a PUD, Unit Development District, to allow a 90-lot single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Low	R-1, Single-Family Low Density District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential

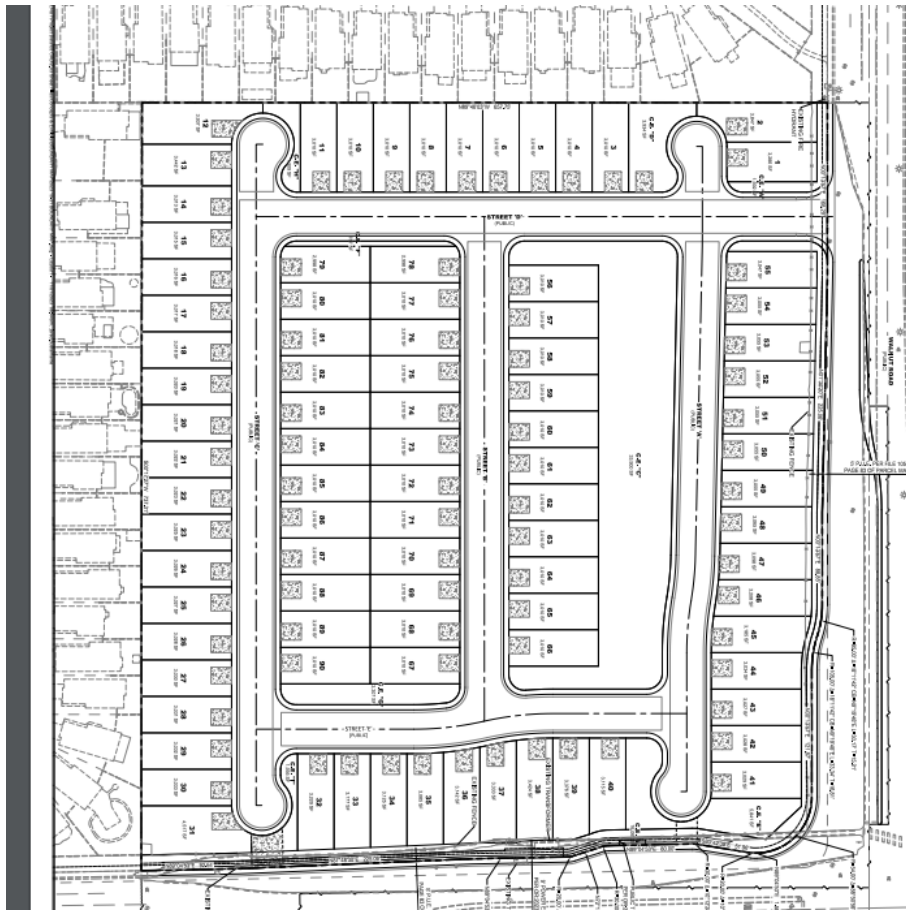
DEPARTMENT COMMENTS:

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 Single-Family Low to Single-Family Medium. The applicant is requesting Single-Family Medium for a 10.85 acre parcel located at the northwest corner of Tropical Parkway and Walnut Road. The applicant is proposing to develop a 90-lot single-family residential subdivision.

The current land use is Single-Family Low, which only allows up to six (6) dwelling units per acre. The applicant is proposing up to 8.29 dwelling units to the acre and therefore is requesting the Single-Family Medium land use that will support up to 13 dwelling units to the acre.



The subject parcel's current zoning is R-1, Single-Family Low Density District. The applicant has also filed a request (ZN-15-2023) to reclassify the property to a PUD, Planned Unit Development District to develop a smaller lot residential subdivision. The proposed typical lot size would be 3,010 square feet (35' x 86').

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 site plan for the residential subdivision contains a minimum lot size of 3,010 square feet. The applicant attended a Task Force on October 5, 2023, to discuss the proposed project. Per the meeting, the proposed rezoning recommendation was R-CL, Single-Family Compact Lot District with a minimum lot size of 3,600 (40 x 90) square feet as the preferred fit for this location and is permitted in the proposed amendment to the Comprehensive Master Plan to Single-Family Medium. However, a 3,500 (35 x 100) lot size was also discussed as an option to match the existing adjacent lot sizes. At the meeting staff presented the importance of matching the adjacent and adjoining existing lot sizes for a more compatible and comparable development. The surrounding zoning classifications are PUD, Planned Unit Development District to the north, south and west with lot sizes between 3,500 square feet and 4,500 square feet. To the east is an R-1, Single-Family Low Density District zoning with an average lot size of 6,000 square feet. The proposed site plan for the residential subdivision contains a minimum lot size of 3,010 square feet (35' x 86'). With this proposed PUD, the applicant is requesting an average lot size smaller than the surrounding lots abutting the site, which are approximately 3,500 square feet (35' x 100'). The proposed minimum 3,010 square foot lots could have a negative impact on the existing neighboring residents

The proposed land use of single-family medium is for developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. The Comprehensive Plan shows the surrounding land uses as Single-Family Low with a density of up to 6 dwelling units to the acre. The proposed single-family medium is a higher density than the surrounding land use with a range of up to 13 dwelling units an acre. The proposed 90-lot single-family residential subdivision will be a density of 8.29 dwelling units per acre and would be on the lower end of density per acre which would be compatible with the surrounding neighborhood. 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