



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 8

TO: Planning Commission

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

SUBJECT: **AMP-02-2024 CHEYENNE & COLEMAN (Public Hearing).** Applicant: Randcol, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Neighborhood Commercial. 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 amend the Comprehensive Master Plan Land Use Element from Single-Family Low to Neighborhood Commercial. The subject site is 0.77 of an acre (33,541 square feet) located at the northwest corner of Cheyenne Avenue and Coleman Street.

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 |
|----------------------|---|
| ZN-03-2024 | A property reclassification from a C-P, Professional Office Commercial District to a C-1, Neighborhood Commercial District. |

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 |

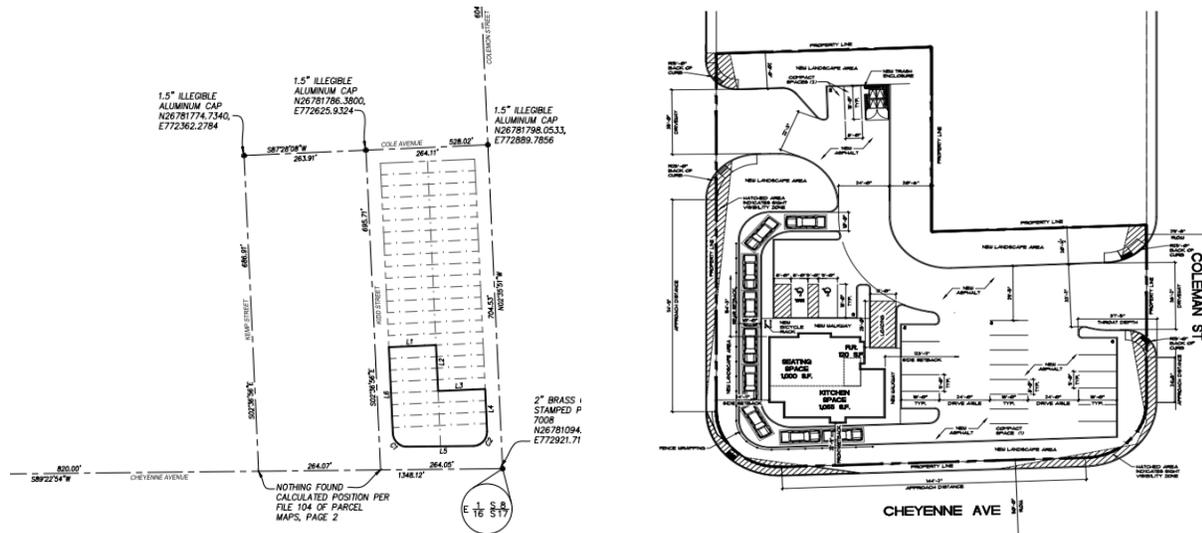
DEPARTMENT COMMENTS:

| 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 amend the Comprehensive Land Use Map from Single-Family Low to Neighborhood Commercial. 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 applicant is proposing to develop a 2,175 square foot restaurant (drive-thru).

The applicant has also submitted a request to reclassify the property (ZN-03-2024) from reclassification from a C-P, Professional Office Commercial District to a C-1, Neighborhood Commercial District to develop a restaurant with a drive-thru.



According to the Comprehensive Plan, the characteristics and location for Neighborhood Commercial (*proposed land use*) land use should have a direct relationship to adjacent or nearby residential communities in their use, accessibility, scale, and character.

Neighborhood commercial uses should be located at the intersection of two 80-foot streets or at the intersection of a collector street and an arterial street. Cheyenne Avenue is an arterial 100-foot right-of-way and Coleman Street is a local 60-foot right-of-way. The surrounding properties are commercial and industrial uses and a very mature residential development with some undeveloped lots within the area. Prior to the amendment to the Comprehensive Master Plan in 2006, the land use designation was Office Commercial and allowed commercial uses at this location. A residential use at this corner would not be appropriate as the surrounding businesses promote a more service-oriented use. The request to amend the land use to Neighborhood Commercial is more fitting for this location.

The Comprehensive Plan (Master Plan) land use designation for the surrounding properties is Single-Family Low (north, east and west) and Mixed-Use Employment (east and south). The proposed request complies with the guidance provided in the Comprehensive Plan. The site is suitable for commercial development and the proper neighborhood scale uses should be compatible with the neighborhood. Staff is recommending approval.

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:

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