



Planning Commission Agenda Item

Date: August 9, 2017

Item No: 3

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: AMP-08-17 (59162) ANN AND WILLIS (Public Hearing). An application submitted by Century Communities of Nevada c/o Rick Barron, on behalf of South Beach-Willis LLC, property owner, for an amendment to the Comprehensive Plan, to change the land use from Multi-Family to Single-Family Medium. The property is located approximately 340 feet north of the northeast corner of Ann Road and Willis Street. The Assessor's Parcel Number is 124-30-802-022. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that AMP-08-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Multi-Family
Existing land use and zoning:	Undeveloped, R-3, Multi-Family Residential District (proposed property reclassification [ZN-23-17] to an R-CL, Single-Family Compact Lot Residential District)
Surrounding land use and zoning:	<u>North</u> : Single-Family Residential; R-1, Single-Family Low Density District <u>West</u> : Single-Family Residential; PUD, Planned Unit Development District <u>East</u> : Commercial Office / Retail; C-2, General Commercial District <u>South</u> : Commercial Office / Retail; C-2, General Commercial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to amend the Comprehensive Land Use Map from Multi-Family to Single-Family Medium. The subject site consists of a single parcel that is proposed to be developed as a small residential development. This parcel is part of a development agreement that was originally approved on August 2, 2000. The plan originally called for the subject parcel to be commercial. An amendment to the development agreement was approved on May 18, 2005 changed the parcel to multi-family residential. Additional amendments were approved in 2007 and 2015, which kept the zoning as R-3, multi-family residential but changed the site plan of the parcel. With this application, the parcel is proposed to be removed from the development agreement and developed with compact lot single-family homes.

The applicant has also filed a request (ZN-24-17) to reclassify the subject site from the R-3, Multi-Family Residential District to an R-CL, Single-Family Compact Lot Residential District. In addition, the applicant has also filed a tentative map (T-1416) to develop the subject site with 54 single-family residential lots. Both requests are also on this agenda for Planning Commission consideration.

The applicant has indicated that a neighborhood meeting was held on June 19, 2017, at 5:30 p.m. at the Aliante Library. According to the sign-in sheet, one person attended the neighborhood meeting. The applicant indicated the feedback was positive as the proposed development is single-family homes.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	The North Las Vegas Police Department has no issues with this application and recommends approval.
Fire:	No comment.

ANALYSIS

According to the Comprehensive Plan, the characteristics and location for Single-Family Medium (*proposed land use*) land use should occur in developed neighborhoods throughout the City. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these development 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 land uses to the north and west consist of residential development with lots having a minimum lot size of 6,000 and 4,500 square feet, respectfully. The land uses to the

south and east are commercial and contain offices and retail. The proposed compact lot residential would provide a buffer between the commercial uses to the south and the less intense residential uses to the north.

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 Comprehensive Plan (Master Plan) land use designation for the surrounding properties is Single-Family Low (north), Single-Family Medium (west), and Community Commercial (east and south). The proposed request is generally consistent with the residential development that has already occurred in the surrounding area. The proposed amendment to the land use for the subject site should not create a negative impact on the surrounding properties.

ATTACHMENTS:

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