

3. **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)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-08-17) and 4 (ZN-23-17) were presented together and pertained to the same parcel at Ann Road and Willis Street.

Mr. Eastman said originally the parcel was planned for commercial development; however, over time the zoning changed to multi-family development. The applicant is requesting compact lot development with approximately 4,000 square foot lots. The proposed land use and zoning are compatible with the adjacent properties and will provide a buffer for the single-family residences to the north from the commercial development.

Staff recommended approval of both items.

**Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas**, appeared on behalf of the applicant.

Mr. Gronauer stated the applicant requested an amendment to the master plan, as well as a zoning change. The property is approximately eight (8) acres. Mr. Gronauer reviewed the site map and stated it was an in-fill piece of property and would be considered as a down-zoning of the property.

Chairman Kraft opened the public hearing on Item No. 3, AMP-08-17. Chairman Kraft closed the public hearing on Item No. 3, AMP-08-17.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

4. **ZN-23-17 (59165) 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 A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATION OF R-3, MULTI-FAMILY RESIDENTIAL DISTRICT, TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT. 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)**

This item was presented by Robert Eastman, Principal Planner.

Item Nos. 3 (AMP-08-17) and 4 (ZN-23-17) were presented together and pertained to the same parcel at Ann Road and Willis Street.

Mr. Eastman said originally the parcel was planned for commercial development; however, over time the zoning changed to multi-family development. The applicant is requesting compact lot development with approximately 4,000 square foot lots. The proposed land use and zoning are compatible with the adjacent properties and will provide a buffer for the single-family residences to the north from the commercial development.

Staff recommended approval of both items.

**Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas**, appeared on behalf of the applicant.

Mr. Gronauer stated the applicant requested an amendment to the master plan, as well as a zoning change. The property is approximately eight (8) acres. Mr. Gronauer reviewed the site map and stated it was an in-fill piece of property and would be considered as a down-zoning of the property.

Chairman Kraft opened the public hearing on Item No. 4, ZN-23-17.

**Iris Gross, P.O. Box 336314, North Las Vegas**, asked about the trail and who would be responsible for taking care of it.

Chairman Kraft closed the public hearing on Item No. 4, ZN-23-17.

Mr. Eastman stated the wash trail was part of the City's regional trail network. Originally, the trail was required to be put in by the developer; however, the long term maintenance is part of the City's responsibility and would be maintained by the Public Works Department.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Lemmon

AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew

NAYS: None

ABSTAIN: None

ABSENT: None

5. **T-1416 (59163) ANN AND WILLIS. AN APPLICATION SUBMITTED BY CENTURY COMMUNITIES OF NEVADA, C/O RICK BARRON, ON BEHALF OF SOUTH BEACH-WILLIS LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (PROPOSED REZONING TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT), TO ALLOW A 54-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. 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)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman stated the minimum lot sizes would range between 3,600-6,265 square feet. The average lot is size approximately 4,000 square feet. Access is from a curb cut along Willis Street. The applicant has provided the required landscaping along Willis Street. Since it is a smaller lot development, the applicant is required to provide open space per code requirement of 32,400 square feet, and they are providing approximately 34,000 square feet. The majority of open space is within a park located along the northern edge of the site, adjacent to wash trail. There is also additional space located within the perimeter landscaping located along Willis Street.

The Site Plan and Tentative Map are in compliance with code requirements. Mr. Eastman said as the sidewalk along Willis Street has not been developed it would be located in the center of the landscaping instead of along the curb.

Mr. Eastman said the applicant proposed certain amenities in their letter of intent for the park, but did not indicate all the amenities that would be located along the perimeter, so staff required they put in benches and trash enclosures along Willis Street to provide amenities for that landscaping.

Staff recommended approval.