



Planning Commission Agenda Item

Date: August 9, 2017

Item No: <#>

TO: Planning Commission

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

SUBJECT: 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)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-23-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Multi-Family (proposed amendment [AMP-08-17] to Single-Family Medium)
Existing land use and zoning:	Undeveloped, R-3, Multi-Family 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 reclassify the subject site from the R-3, Multi-Family Residential District to the R-CL, Single-Family Compact Lot Residential District. The subject site consists of a single parcel that is proposed to be developed as a small residential development.

On July 18, 2007, the City Council approved a property reclassification (ZN-70-07, Ordinance 2371) from the R-2, Two-Family Residential District to the current zoning of R-3, Multi-Family Residential District.

The applicant has also filed a request (AMP-08-17) to amend the land use designation from Multi-Family Residential to Single-Family Medium. 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 contains single-family homes instead of apartments.

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

The applicant has also submitted a request to amend the Comprehensive Plan to the Single-Family Medium land use designation. 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: (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;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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;
- (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;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (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 reclassification (rezoning) is consistent with the proposed Single-Family Medium land use designation. The proposed development of the site for single-family residential uses is consistent with the proposed zoning and land uses to the west and north. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

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