



Planning Commission Agenda Item

Date: August 9, 2017
Item No: 12

TO: Planning Commission

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

SUBJECT: AMP-09-17 (59196) Lone Mountain Losee (Public Hearing). An application submitted by Beazer Homes, on behalf of Samimi LLC, property owner, for an amendment to the Comprehensive Plan, to change the land use from Neighborhood Commercial to Single-Family Medium. The property is located at the northwest corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-35-803-006. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that AMP-09-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Neighborhood Commercial
Existing land use and zoning:	Undeveloped, C-1, Neighborhood Commercial District (proposed property reclassification [ZN-25-17] to an R-CL, Single-Family Compact Lot Residential District)
Surrounding land use and zoning:	<u>North:</u> Single-Family Residential; PUD, Planned Unit Development District <u>West:</u> Single-Family Residential; PUD, Planned Unit Development District <u>East:</u> Undeveloped; C-1, Neighborhood Commercial District <u>South:</u> NV Energy Operations Center; M-2, General Industrial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to amend the Comprehensive Land Use Map from Neighborhood Commercial to Single-Family Medium. The subject site consists of a single parcel that is proposed to be developed as a small residential development.

On November 5, 2003, the City Council approved a property reclassification (ZN-67-03, Ordinance 1880) from the R-E, Ranch Estates District to the current zoning of C-1, Neighborhood Commercial District.

The applicant has also filed a request (ZN-25-17) to reclassify the subject site from the C-1, Neighborhood Commercial District to an R-CL, Single-Family Compact Lot Residential District. In addition, the applicant has also filed a tentative map (T-1418) to develop the subject site with 61 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 20, 2017, at 5:15 p.m. at the Aliante Library. According to the sign-in sheet, two people attended the neighborhood meeting. The applicant indicated the feedback was positive as the proposed development is similar to the surrounding development.

DEPARTMENT COMMENTS:

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

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 4,500 square feet. The subject site was rezoned from the R-E, Ranch Estates District to the C-1, Neighborhood Commercial District in 2003. While commercial development may still be appropriate at this location, it appears residential development may be more viable and would be consistent with the adjacent land uses. Furthermore, while the property to the south is zoned M-2, General Industrial District. The property is currently developed and used as an Operations Center for NV Energy. The proposed request should not impact NV Energy's operations, nor should NV Energy's operations have a negative impact on the proposed development of the subject site.

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 and west), Neighborhood Commercial (east), and Employment (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 impact future development of the surrounding properties in accordance with the current plan.

ATTACHMENTS:

Fire Prevention Memorandum

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map