



# Planning Commission Agenda Item

Date: September 13,  
2023

Item No: 3

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &  
Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: AMP-08-2023 AZURE & COMMERCE (Public Hearing).** Applicant: FOR Nevada Development, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Commercial to Single-Family Medium. Location: Northeast corner of Commerce Street and Azure Avenue. (APN 124-27-501-005) Ward 4. (For Possible Action)

**RECOMMENDATION: APPROVE**

## PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Single-Family Medium Residential. The proposed amendment consists of one (1) parcel totaling 4.25 acres and is generally located at the northeast corner of Commerce Street and Azure Avenue.

## BACKGROUND INFORMATION:

### Previous Action

A neighborhood meeting was held on July 26, 2023 at 6:00 p.m. at 2400 W. Deer Springs Way. According to the neighborhood meeting summary, two (2) neighbors attended the meeting, no questions were noted, but concerns about increased traffic congestion were noted.

A Task Force meeting was held on July 25, 2023 (TF-19-2023) to reclassify the property from a R-E, Ranch Estates to a R-CL, Residential Compact District.

**RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>ZN-12-2023</b>	A property reclassification from R-E (Ranch Estates District) to R-CL (Residential Compact Lots District) on approximately 4.25 acres of undeveloped land
<b>T-MAP-17-2023</b>	A tentative Map in an R-E (Ranch Estates District) property reclassification to R-CL (Residential Compact Low District) location on approximately 4.25 acres of undeveloped land.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Mixed-Use Commercial	R-E, Ranch Estates  (Proposed: R-CL Residential Compact Lot)	Undeveloped Land
<b>North</b>	Mixed-Use Commercial	PUD Planned Unit Development	Existing Residential
<b>South</b>	Single Family Low Residential	PUD Planned Unit Development	Existing Residential
<b>East</b>	Mixed-Use Commercial	PUD Planned Unit Development	Existing Residential
<b>West</b>	Single Family Low Residential	PUD Planned Unit Development	Existing Residential

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

**ANALYSIS:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Single-Family Medium Residential for the

subject site. The applicant has also submitted a property reclassification (rezoning) request (ZN-12-2023) from R-E (Ranch Estates) to a R-CL (Residential Compact Lot District). The subject site which is one (1) parcel totaling about 4.25 acres is surrounded by mature neighborhoods and is located at the northeast corner of Commerce Street and Azure Avenue. The applicant is proposing to develop 33 single-family homes with an overall density of 7.7 dwelling units per acre where 7.99 is the maximum allowed.

According to the Comprehensive Master Plan the characteristics and location for the proposed land use of Single-Family Medium occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style, scale and is typically surrounded by a wall. Infill projects adjacent to existing developments 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 surrounding area consists predominately of low to medium density single-family homes. Notable exceptions to this are Clifford Findlay Middle School (current enrollment 1,200 students) and Fredrick Watson Elementary Schools (current enrollment 708 students), both are about 1,500' to the south. There is also existing commercial just to the north of the subject site along W. Centennial Parkway.

The subject site's current zoning is R-E, Ranch Estates Residential District. The applicant has also filed a request (ZN-12-2023) to reclassify the property to a R-CL, Residential Compact Lot District. The applicant is proposing 7.7 dwelling units to the acre when the current land use allows up to 2 dwelling units per acre. The development that wraps around the subject site to the north and east has a density of 5.6 units per acre. The development to the south is part of a larger PUD, but this portion has a density of 4.7 dwelling units per acre. The development to the west has a density of 5.5 dwelling units per acre. The applicant is requesting a density that is only slightly denser than the majority of the surrounding residences, which were developed 20 years ago or more. Staff does not anticipate any adverse impacts on the neighboring residences, facilities and services surrounding the subject site so Staff recommends 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 Assessor's Map

Location and Comprehensive Plan Map