



Planning Commission Agenda Item

Date: September 13,
2023

Item No: 4

TO: Planning Commission

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

SUBJECT: **ZN-12-2023 AZURE & COMMERCE (Public Hearing).** Applicant: FOR Nevada Development, LLC. Request: A property reclassification of 4.25 acres from R-E (Ranch Estates District) to R-CL (Single-Family Compact Lot Residential District). Location: Northeast corner of Commerce Street and Azure Avenue. (APN 124-27-501-005) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject site from R-E, Ranch Estates Residential District to R-CL, Residential Compact Lot District. The proposed rezoning is to allow 33 single family homes on approximately 4.25 net acres located at the northeast corner of Commerce Street and Azure Avenue. The Comprehensive Master Plan Land Use designation for the subject site is currently Mixed-Use Commercial (proposed Single-Family Medium).

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 PUD / PID, Planned Unit Development / Planned Infill Development to consist of a 37 single family lot subdivision.
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.

RELATED APPLICATIONS:

Application #	Application Request
AMP-08-2023	An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Commercial to Single-Family Medium.
T-MAP-17-2023	A tentative Map in an R-E (Ranch Estates District) property reclassification to RC-L (Residential Compact Low District) location on approximately 4.25 acres of undeveloped land.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	R-E, Ranch Estates	Undeveloped Land
North	Mixed-Use Commercial	PUD Planned Unit Development	Existing Residential
South	Single Family Low Residential	PUD Planned Unit Development	Existing Residential
East	Mixed-Use Commercial	PUD Planned Unit Development	Existing Residential
West	Single Family Low Residential	PUD Planned Unit Development	Existing Residential

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting consideration to reclassify the subject property from R-E, Ranch Estates Residential District to a R-CL, Single-Family Compact Lot Residential

District. The applicant's subject site consists of one (1) parcel that totals approximately 4.25 net acres. The subject site, which is less than five (5) acres in size, is located within a developed and mature neighborhood located at the northeast corner of Commerce Street and Azure Avenue.

The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial. On this Planning Commission agenda for consideration is an amendment to the Comprehensive Master Plan to change the existing land use to Single-Family Medium (AMP-08-2023). And a Tentative Map for a thirty-three (33) single-family residential lot development (TM-17-2023).

The purpose of the R-CL, Single-Family Compact Lot Residential District, is to serve as a moderately lower density single-family residential product. Development approaches and processes should be done in a manner consistent with the purpose of NRS and the Comprehensive Land Use Plan. The purpose of the R-CL is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density of 7.99 units per acre or less. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

The subdivisions located to the north, east and south of the subject site consist of PUD, Planned Unit Developments. However, directly across Commerce Street from the subject site is an R-1, Single-Family Low Residential District. Also located nearby are Clifford Findlay Middle School (current enrollment 1,200 students) and Fredrick Watson Elementary Schools (current enrollment 708 students). These are located about 1,500' to the south. Existing commercial just to the north of the subject site is located along W. Centennial Parkway. The proposed tentative map includes 33 single-family residential lots with a density of 7.76 dwelling units per acre. The residential lots will range in size from 3,600 square feet to 4,313 square feet with a proposed minimum lot width of 40-feet. The typical lot size adjacent to the north and east boundaries of the subject site is 4,500 square feet. The typical lot size of the developments to the south and west is 6,000 square feet. Staff feels that the development is compatible with the neighborhood and the surrounding uses and should not cause any issues, Staff recommends approval with conditions.

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 rezoning request is consistent with the associated request to amend the Comprehensive Master Plan Land Use Map from Single Family Low to Single Family Medium. This proposed property rezoning should increase housing opportunities within the City. The proposed residential subdivision should not negatively impact neighboring properties. The City does not anticipate any adverse impacts on any properties, facilities or services surrounding the subject site.

The proposed single-family residential subdivision will be required to comply with the single-family design guidelines ensuring that the architecture of the new homes will be compatible with the existing residential neighborhoods. Staff has no objections to the proposed request and recommends approval with conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The common open space shall include, at a minimum, the following amenities:
 - a. a tot-lot with EPDM surfacing
 - b. an open play turf area
 - c. a barbeque area
 - d. a shaded ramada
 - e. benches
 - f. lighting
 - g. dog station areas

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevations

Building Floorplans

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map