



Planning Commission Agenda Item

Date: July 12, 2023

Item No: 11

TO: Planning Commission

FROM: Alfredo Melesio, Jr. AICP EDFP
Director Land Development & Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: ZN-05-2023 NORTH 5TH AND WASHBURN (Public Hearing). Applicant: Century Communities. Request: A property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34-701-045, 124-34-701-046, 124-34-701-054, and 124-34-701-059) Ward 2. (For Possible Action) (***Continued from June 14, 2023***)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcels from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The subject site contains a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2.

BACKGROUND INFORMATION:

Previous Action
March 23, 2023. A Task Force (TF-07-2023) meeting was held for a proposed property reclassification to rezone the subject property.
May 1, 2023. The applicant has indicated that a neighborhood meeting was held at the Aliante Library at 2400 Deer Springs Way, North Las Vegas, NV 89084. According to the applicant's Neighborhood Meeting Summary, nine residents attended the meeting in addition to Councilwoman Garcia-Anderson. The following concerns were expressed by neighbors: The expansion of North 5th Street south of East La Madre Way; egress and ingress onto North 5th Street and resulting traffic; maintaining the privacy of the existing neighbor located at 5120 Eagle Way, North Las Vegas, Nevada 89031; and speeding/drag strip on Eagle Way.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-04-2023	A Tentative Map to allow a 93-lot, single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	C-1, Neighborhood Commercial; R-E, Ranch Estates District (Proposed: R-CL, Single Family Compact Lot Residential District)	Undeveloped
North	Public / Semi-Public	R-E, Ranch Estates District	Mojave High School
Central	Mixed-Use Neighborhood	R-E, Ranch Estates District	Existing home (5120 Eagle Way; APN 124-34-701-022)
South	Mixed-Use Neighborhood	R-1, Single Family Low Density Residential District; R-E, Ranch Estates District	Existing home (350 E La Madre Way; APN 124-34-701-040) Existing home (5015 N 5 th Street; APN 124-34-701-041)
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Existing residential subdivisions
West	Mixed Use Neighborhood	R-1, Single Family Low Density Residential District	Existing residential subdivisions; Church

DEPARTMENT COMMENTS:

Department	Comments
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 reclassify (rezone) the subject parcels from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The subject site contains a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2.

The surrounding land uses currently consist of the Mojave High School on the north side of Washburn Road; existing single-family residential and the Maranatha Hispanic Seventh Day Adventist church west of Eagle Way, and existing single-family residential subdivisions are situated east of North 5th Street. The southern border of this proposed property reclassification will be adjacent to two single family homes, specifically, 350 E La Madre Way zoned R-1, Single-Family Low Density District, and 5015 N 5th Street, zoned R-E, Ranch Estates District. The proposed property reclassification will surround a single Ranch Estate home at 5120 Eagle Way.

The purpose of the R-CL, Single-Family Compact Lot Residential District 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 proposed property reclassification (rezoning) to R-CL (Single-Family Compact Lot Residential District) allows a maximum density of 7.99 dwelling units per acre and is consistent with the Comprehensive Plan designation of Mixed-Use Neighborhood, which has a base density of 6.01 dwelling units per acre up to 18 dwelling units per acre. Mixed-Use Neighborhood areas are predominantly residential areas that contain a variety of housing types such as, single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. Secondary uses within Mixed-Use Neighborhood areas may also include neighborhood-based commercial and office activity, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries and community centers.

In this case, the subject parcels are fronting North 5th Street, a major arterial roadway,

and are primarily surrounded by single-family residential, in addition to the church and high school. Although the proposed development will have multiple homes on smaller lots (3,600 square foot minimum) adjacent to the existing larger lots, the proposed property reclassification (rezoning) to R-CL (Single-Family Compact Lot Residential District) is consistent with the City's land use plan and surrounding neighborhood. The City does not anticipate any adverse or significant impacts on facilities and services surrounding the subject site. Consequently, staff is recommending approval of the proposed property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

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.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map