



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 12.

TO: Planning Commission

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

SUBJECT: ZN-33-17 (60790) REVERE & COMMERCE, NWC (Public Hearing).
Applicant: B Three LLC. Request: A property reclassification from R-E (Ranch Estates District) to C-1 (Neighborhood Commercial District). Location: Northwest corner of Commerce Street and Revere Street. (APN 124-22-201-003).

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-33-17 be approved and forwarded to City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Mixed-Use Commercial
Existing land use and zoning:	Undeveloped; R-E, Ranch Estates District
Surrounding land use and zoning:	<u>North:</u> Undeveloped; MPC/C-2, Master Planned Community / General Commercial District, and C-3, General Service Commercial District <u>East:</u> Undeveloped; PUD, Planned Unit Development District <u>South:</u> Undeveloped and Single Family Residential; R-E, Ranches Estates District, and R-CL, Single-Family Compact Lot Residential District <u>West:</u> Undeveloped; PCD, Planned Community District (Proposed Regional Park)

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to reclassify the subject site from the R-E, Ranch Estates District to the C-1, Neighborhood Commercial District. The subject site is approximately 2.71 acres in size and is currently undeveloped.

The Comprehensive Plan land use designation for the subject site is Mixed-Use Commercial. This area is predominantly commercial (retail, commercial, and office/employment) that may also contain any of the secondary uses as a component of the development. The Mixed-Use Commercial category is intended to promote areas

with a range of retail and commercial land uses, as well as a variety of medium and higher density residential. Non-residential land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the predominant uses on the site are commercial.

A neighborhood meeting was held on November 13, 2017 at 6:00 pm at the Aliante Library. According to the sign-in sheet, approximately seven (7) people attended the neighborhood meeting. The attached summary outlines the questions brought up by those in attendance and how the applicant addressed the concerns of the neighbors.

DEPARTMENT COMMENTS:

Public Works:	No comments.
Police:	No comments.
Fire:	No comments.

ANALYSIS:

The proposed C-1, Neighborhood Commercial District is intended to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood.

The subject site is triangular in shape and contains approximately 2.71 acres. While the existing land use designation does allow some residential, residential uses on the property may not be the most appropriate use. However, convenient type uses that provide goods or services to the surrounding neighborhood may be appropriate if designed properly to be compatible with the surrounding neighborhood and the future park to the west.

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 is consistent with the current land use designation of Mixed-Use Commercial. The proposed development of the subject site with commercial uses is also consistent with the proposed zoning and the surrounding land uses. The City also does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

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