



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 14.

TO: Planning Commission

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

SUBJECT: VAC-17-17 (60762) RIVERSTONE (Public Hearing). Applicant: Harmony Homes Nevada, LLC: To vacate a public right-of-way and public utility easement for an existing bus turn-out in a PUD (Planned Unit Development District). Location: Northwest corner of Commerce Street and Gowan Road. (APN 139-10-201-009). (For possible action)

RECOMMENDATION:

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

GENERAL INFORMATION:

Comprehensive Plan:	Single-Family Medium
Existing land use and zoning:	Undeveloped; PUD; Planned Unit Development District
Surrounding land use and zoning:	<u>North:</u> Perkins Elementary School; R-2, Single-Family Medium Density District <u>East:</u> Undeveloped; M-2, General Industrial District <u>South:</u> Republic Services Recycling Center; M-2, General Industrial District <u>West:</u> Single-Family Residential; PUD, Planned Unit Development District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to vacate an existing public right-of-way easement and utility easement for an existing bus turn-out. The area proposed for vacation is located on the north side of Gowan Road, west of Commerce Street.

On March 20, 2013, the City Council approved Ordinance 2625 (ZN-01-13) designating the subject site as the PUD/PID, Planned Unit Development District/Planned Infill Development District. In addition, on the same date, the City Council approved an amendment (AMP-01-13) to the Comprehensive Plan changing the land use designation from Multi-Family Residential to Single-Family Medium. Furthermore, on January 9, 2013, the Planning Commission also approved a tentative map (T-1348) for the subject site. However, the tentative map expired earlier this year.

As a result, on May 10, 2017, the Planning Commission approved a new tentative map (T-1403) for the subject site. The applicant is proposing to develop the subject site with an 81-lot single-family residential development on approximately 9.06 acres. In addition, on June 14, 2017, the Planning Commission approved a final development plan (FDP-04-17) for the subject site. According to the final development plan, there will be 19 cluster components, each component contains four (4) lots, for a total of 76 cluster lots. Cluster lots range in size between 2,251 and 4,536 square feet. In addition, five (5) standard lots range in size between 4,711 and 5,186 square feet are also proposed. The overall density for the proposed development is approximately 8.94 dwelling units per acre.

DEPARTMENT COMMENTS:

Public Works:	Please see attached memorandum
Police:	No comments
Fire:	No comments

ANALYSIS

According to the approved tentative map, the new bus turn-out will be relocated to the east, closer to the intersection of Gowan Road and Commerce Street. The relocation of the bus turn-out lane is in compliance with condition #10 in the approved Ordinance (2625) that outlines the requirements for the development of the subject site. Therefore, staff has no objections to the proposed vacation.

CONDITION:

Public Works:

1. The vacation shall record concurrently with the associated final map. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Ordinance 2625 (ZN-01-13)
Site Plan
Vacation Exhibit
Clark County Assessor's Map
Location and Zoning Map