



Planning Commission Agenda Item

Date: August 9, 2017
Item No: <#>

TO: Planning Commission

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

SUBJECT: ZN-25-17 (59195) Lone Mountain Losee (Public Hearing). An application submitted by Beazer Homes, on behalf of Samimi LLC, property owner, for a reclassification of property from the current designation of C-1, Neighborhood Commercial District, to an R-CL, Single-Family Compact Lot Residential District. The property is located at the northwest corner of Losee Road and Lone Mountain Road. The Assessor's Parcel Number is 124-35-803-006. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-25-17 be approved and forwarded to the City Council for final consideration.

GENERAL INFORMATION:

Comprehensive Plan:	Neighborhood Commercial (proposed amendment [AMP-09-17] to Single-Family Medium)
Existing land use and zoning:	Undeveloped, C-1, Neighborhood Commercial District
Surrounding land use and zoning:	<u>North</u> : Single-Family Residential; PUD, Planned Unit Development District <u>West</u> : Single-Family Residential; PUD, Planned Unit Development District <u>East</u> : Undeveloped; C-1, Neighborhood Commercial District <u>South</u> : NV Energy Operations Center; M-2, General Industrial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to reclassify the subject site from the C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District. The subject site consists of a single parcel that is proposed to be developed as a small residential development.

On November 5, 2003, the City Council approved a property reclassification (ZN-67-03, Ordinance 1880) from the R-E, Ranch Estates District to the current zoning of C-1, Neighborhood Commercial District.

The applicant has also filed a request (AMP-09-17) to amend the land use designation from Neighborhood Commercial to Single-Family Medium. In addition, the applicant has also filed a tentative map (T-1418) to develop the subject site with 61 single-family residential lots. Both requests are also on this agenda for Planning Commission consideration.

The applicant has indicated that a neighborhood meeting was held on June 20, 2017, at 5:15 p.m. at the Aliante Library. According to the sign-in sheet, two people attended the neighborhood meeting. The applicant indicated the feedback was positive as the proposed development is similar to the surrounding development.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	The North Las Vegas Police Department has no issues with this application and recommends approval.
Fire:	Please see the attached memorandum.

ANALYSIS

The applicant has also submitted a request to amend the Comprehensive Plan to the Single-Family Medium land use designation. The characteristics and location for Single-Family Medium (*proposed land use*) land use should occur in developed neighborhoods throughout the City. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these development 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 land uses to the north and west consist of residential development with lots having a minimum lot size of 4,500 square feet. The subject site was rezoned from the R-E, Ranch Estates District to the C-1, Neighborhood Commercial District in 2003. While commercial development may still be appropriate at this location, it appears residential development may be more viable and would be consistent with the adjacent land uses. Furthermore, while the property to the south is zoned M-2, General Industrial District.

The property is currently developed and used as an Operations Center for NV Energy. The proposed request should not impact NV Energy's operations, nor should NV Energy's operations have a negative impact on the proposed development of the subject site.

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 (rezoning) is consistent with the proposed Single-Family Medium land use designation. The proposed development of the site for single-family residential uses is consistent with the proposed zoning and surrounding land uses. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

ATTACHMENTS:

Fire Prevention Memorandum

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map