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## PLANNING COMMISSION

### MEMORANDUM

**TO:** Board of County Commissioners

**FROM:** Planning Commission

**Prepared by:** Jose Alvarez, Planner II

**DATE:** August 13, 2013

**SUBJECT:** Staff Report for the 2013 Annual Review and Docket Amendments

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#### Introduction

The Clark County Comprehensive Plan may be reviewed annually pursuant to Clark County Code 40.560. Applications for Comprehensive Plan designation and zone map changes may be initiated by the property owner (as "Annual Reviews") or by the County (as "Docket Items"). There are 3 property owner initiated amendment in the 2013 Annual Review and 8 County-initiated amendments on the 2013 Docket. Board hearings to consider these changes are scheduled for Tuesday September 24, 2013 and October 1, 2013.

This report briefly summarizes all of the Annual Review and Docket amendments that are scheduled for public hearing. Topic areas include the following:

- Amend Comp Plan from Light Industrial to Community Commercial
- Amend Comprehensive Plan from Mixed Use to Urban Low Density Residential and Neighborhood Commercial
- Amend Comprehensive Plan from R-5 to Rural Commercial
- Lifting of Urban Holding (2)
- Capital Facilities Financial Plan amendments
- Arterial Atlas changes

The summary table on the following page identifies by application, the requested change and the Planning Commission recommendation. The summary table is followed by a cumulative analysis which considers the impacts of all of the proposed amendments. A brief description of each proposed amendment follows.

**Summary Table 1**

	<b>Application</b>	<b>AR / Docket</b>	<b>Change Requested</b>	<b>PC Recommendation</b>	<b>Comment</b>
	1. CPZ2013-00010 99 <sup>th</sup> St.- SJO	AR	MU to UL, UM, NC MX to R1-7.5,R-18, C-2	APPROVAL 4 to 0	No major policy issues discussed.
	2. CPZ2013-00011 139 <sup>th</sup> St. Gaynor	AR	IL to CC IL to C-3	APPROVAL 4 to 0	No major policy issues discussed.
	3. CPZ2013-00012 10 <sup>th</sup> Ave. Bishop	AR	R-5 to CR-1	APPROVAL 4 to 0	Motion to include 5 parcels north of proposal to include in zone amendment.
	4. CPZ2013-00007 Fifth Plain Creek	Docket	UH removal and zone amendment	APPROVAL 5 to 2	Approval was contingent on Prosecuting Attorney's review and finding that developer's agreement satisfied criteria for removal of Urban Holding.
	5. CPZ2013-00009 Fairgrounds	Docket	Amend Capital Facilities Financial Plan	APPROVAL 6 to 0	No major policy issues discussed.
	6. CPZ2013-00013 NE 50 <sup>th</sup> Ave	Docket	UH removal	APPROVAL 4 to 2	Motion to include 2 additional parcels north of proposal. Concern with transportation capacity.
	7. CPZ2013-00001 NE 47 <sup>th</sup> Ave	Docket	Arterial Atlas	APPROVAL 6 to 0	No major policy issues discussed.
	8. CPZ2013-00002 NE Ward Road / 72 <sup>nd</sup> Ave	Docket	Arterial Atlas	APPROVAL 4 to 0	No major policy issues discussed.
	9. CPZ2013-00003 NW 36 <sup>th</sup> /Lakeshore	Docket	Arterial Atlas	APPROVAL 6 to 0	No major policy issues discussed.
	10. CPZ2013-00004 NW/NE 99 <sup>th</sup> St	Docket	Arterial Atlas	APPROVAL 6 to 0	No major policy issues discussed.
	11. CPZ2013-00005 NE 139 <sup>th</sup> St	Docket	Arterial Atlas	APPROVAL 6 to 0	No major policy issues discussed.

## Cumulative Analysis

Net Change: Two of the five amendments will remove Urban Holding from 436 and 200 acres respectively. In Fifth Plain Creek, Urban Holding will be removed from 436 acres. The proposal will also amend the underlying zoning resulting in a loss of 200 residential lots. NE 50<sup>th</sup> will remove Urban Holding on 200 acres of land with an underlying zoning of Business Park. The remaining three amendments are site-specific in nature. In total, these site-specific amendments affect approximately 125 acres, as shown in the summary table below.

Summary Table 2								
Application	PC	Change Requested	Acres	Net Change in Acreage				
				Resource	Rural	Commercial. / Mixed Use	Industrial / Employment	Residential
CPZ2013-00010	Yes	MU to UL, UM, NC MX to R1-7.5, R-18 and C-2	88.5			(88.5)		88.5
CPZ2013-00011	Yes	IL to CC IL to C-3	3.8			3.8	(3.8)	
CPZ2013-00012	Yes	R-5 to CR-1	34		(34)	34		
CPZ2013-00013	Yes	UH to BP	200				200	
CPZ2013-00007	Yes	UH to Low Density Residential R1-7.5 to R1-6, R1-10, R1-20	436					No change
<b>TOTAL</b>			<b>762.3</b>		<b>(34)</b>	<b>37.8 (88.5)</b>	<b>200 (3.8)</b>	<b>88.5</b>

Transportation: The requests that have the most impact on the transportation system are those involved in removal of Urban Holding. While there is a requirement for transportation improvements of regional significance to be completed prior to lifting of urban holding there will be local impacts that will be addressed at the time of development review.

Change in Industrial zoning land: There is a proposal to designate 3.8 acres Community Commercial from Light Industrial. The site has previously been approved for automotive repair and mini storage uses.

Removal of Urban Holding: There are two proposals to remove Urban Holding designations. One is the Fifth Plain Creek (CPZ2013-00007) and the other is NE 50<sup>th</sup> Ave. (CPZ2013-00013) as described above.

Changes to the Arterial Atlas: Arterial Atlas amendments are also adopted as part of the comprehensive plan by reference. The amendments either reflect the construction of a road; elimination of a road classification; better reflect the road network in the area or better reflects the existing cross-section and function of the road segment.

## Summary of 2013 Annual Reviews/Dockets

### Annual Reviews (3)

#### CPZ2013-00010 NE 99<sup>th</sup> St./SJO

The applicant is requesting to amend the Comprehensive Plan designation and zoning for four parcels. The change would be from a Mixed Use comprehensive plan designation with MX zoning, to Urban Low-Density (UL) and Urban Medium-Density (UM) plan designations with, respectively, R 1-7.5 and R-18 zoning. The subject site is 88.5 acres and is located north of 99<sup>th</sup> Street between NE 130<sup>th</sup> and NE 138<sup>th</sup> Avenues.

#### CPZ2013-00011 NE 139<sup>th</sup> St. Gaynor

The applicant requests the Comprehensive Plan designation be amended from Light Industrial (IL) to Community Commercial (CC) with implementing zoning designations of C-3. The site is located at 406 NE 139<sup>th</sup> St. approximately 3.8 acres.

#### CPZ2013-00012 NE 10<sup>th</sup> Ave/Bishop

The applicant requests the Comprehensive Plan designation be amended from Rural(R-5) to Rural Commercial (CR) with implementing zoning designations of CR-1 on four parcels totaling approximately 15 acres. The site is located at the NW corner of the intersection of NE 10<sup>th</sup> Ave. and SR-502. Planning Commission amended proposal to include 5 additional parcels to the north.

### Arterial Atlas Amendments (5)

#### CPZ2013-00001 NE 47<sup>th</sup> Avenue

Amend the Arterial Plan Map to change the functional classification of NE 47<sup>th</sup> Avenue between NE 78<sup>th</sup> Street and Minnehaha from a collector street (C-2cb) to a Local Commercial/Industrial street (CI).

#### CPZ2013-00002 Ward Rd/NE 172<sup>nd</sup> Ave

The proposed amendments to the Arterial Plan Map would:

- Change Ward Rd. between NE 88<sup>th</sup> Street and NE 172<sup>nd</sup> Avenue from a Principal Arterial (Pr-4cb) to a Minor Arterial (M-2cb);
- Change NE 172<sup>nd</sup> Avenue between Ward Rd and NE 99<sup>th</sup> Street from a Rural Major Collector (R-2) to a Minor Arterial (M-2cb);
- Change NE 172<sup>nd</sup> Avenue between NE 99<sup>th</sup> Street and NE 119<sup>th</sup> Street from a Rural Major Collector (R-2) to a Rural Minor Collector (Rm-2);
- Delete the future extension of NE 99<sup>th</sup> Street between NE 172<sup>nd</sup> Ave and Ward Rd.; and
- Classify all of Ward Rd from NE 172<sup>nd</sup> Avenue to NE 119<sup>th</sup> Street as a Rural Major Collector (R-2).

#### CPZ2013-00003 NW 36<sup>th</sup> Avenue/Lakeshore

Amend the Arterial Plan Map to change the functional classification of NW 36<sup>th</sup> Avenue/Lakeshore between NW 78<sup>th</sup> Street and NW Bliss Rd from a Principal Arterial (Pr-2cb) to a Minor Arterial (M-2cb).

#### CPZ2013-00004 NE 99<sup>th</sup> Street

Amend the Arterial Plan Map to change the functional classification of NE 99<sup>th</sup> Street between NW 9<sup>th</sup> Avenue and NE 25<sup>th</sup> Avenue from a Minor Arterial (M-4b) to a Minor Arterial (M-4cb).

CPZ2013-00001 NE 139<sup>th</sup> Street

Amend the Arterial Plan Map to change the functional classification of NE 139<sup>th</sup> Street between Tenney Road and NE 20<sup>th</sup> Avenue from a future Minor Arterial street (M-4cb) to a Minor Arterial street (M-4cb).

**Dockets (3)**

CPZ2013-00007 Fifth Plain Creek

The proposal is to amend the Comprehensive Plan by removing Urban Holding-20 designation on approximately 430 acres and re-zoning 22.7 acres from R1-7.5 to R1-6; 196.5 acres from R1-7.5 to R1-10 and 72.7 acres from R1-7.5 to R1-20. The area is located south of Ward Road bordered by NE 162<sup>nd</sup> to the west and NE 192<sup>nd</sup> to the east.

CPZ2013-00009 Amend the Capital Facilities Financial Plan

General Services Director, Mark McCauley, has requested an amendment to the Capital Facilities Financial Plan to include the 24 phase master plan for the Clark County Event Center at the Fairgrounds.

CPZ2013-00013 NE 50<sup>th</sup> Ave

Amend the Comprehensive Plan and Zoning map through the removal of the Urban Holding Overlay designation on an area, approximately 100 acres, north of NE 159<sup>th</sup> Street and along NE 50<sup>th</sup> Avenue. Planning Commission amended proposal to include two additional parcels to the north.