

Planning Commission Staff Report
May 2, 2013
CPZ2013-00001 NE 47th Avenue

Recommendation

Staff recommends approval of the proposed amendment to the Arterial Plan Map to change the functional classification of NE 47th Avenue between NE 78th Street and Minnehaha from a collector street (C-2cb) to a Local Commercial/Industrial street (CI).

Background

There is a capital improvement project in the County's 6-Year Transportation Improvement Plan to make safety and capacity improvements to NE 47th Avenue between NE 78th Street and NE 68th Street beginning in 2014. Design considerations prompted a review of the functional classification of this roadway. The existing built roadway south of 68th Street through Cold Creek Industrial Park has a 42' wide cross-section with three 14' lanes and no bike lanes, which meets the local commercial/industrial street standard. The parcels on both sides of NE 47th are zoned Light Industrial (IL). The proposed Local Commercial/Industrial (CI) classification better fits the intended function of this roadway than does the existing C-2cb classification.

General Information

Location: NE 47th Avenue between NE 78th Street and Minnehaha

Existing land use designations: All properties abutting NE 47th Street are zoned Light Industrial (IL).

APPLICABLE CRITERIA, EVALUATION OF REQUEST AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), requests to amend the Arterial Plan Map must meet all of the criteria in Section N.

The Unified Development Code (UDC 40.560.010 N) delineates specific criteria that apply to Arterial Atlas amendments.

- a. There a need for the proposed change.
- b. The proposed change is compliant with the Growth Management Act
- c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.
- d. The proposed change is consistent with applicable interlocal agreements; and
- e. The proposed change is does not conflict with the adopted Metropolitan Transportation Plan

CRITERIA FOR ARTERIAL PLAN MAP AMENDMENTS

- a. **There a need for the proposed change.**

Finding: A change is needed to ensure that the road is built to serve industrial uses as this area develops to urban densities.

- b. **The proposed change is compliant with the Growth Management Act.**

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The most pertinent GMA goals that apply to this proposal are Goals 3 and 12

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Finding: The proposed street connection is an important link in the transportation system which will provide better access to a large industrial area, maintain regional mobility and therefor support the comprehensive plan. Goal 12 addresses concurrent development of infrastructure. The proposed industrial street is necessary to support development of this area.

c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.

The Clark County Comprehensive Plan contains many policies that guide urban form and efficient land use patterns. The most relevant goals and policies applicable to this application are as follows:

Chapter 5 Transportation Element

GOAL: Develop a regionally-coordinated transportation system that supports and is consistent with the adopted land use plan.

GOAL: Ensure mobility throughout the transportation system.

Finding: This proposal contributes to the development and improvement of an interconnected transportation system. The proposed functional classification of Local Commercial/Industrial street supports both access and mobility, and is integrated with the land use plan as well as the Arterial Plan Map.

d. The proposed change is consistent with applicable interlocal agreements; and

Finding: There are no interlocal agreements which directly apply to this proposal.

e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.

Finding: NE 47 Avenue is not identified in the Metropolitan Transportation Plan as part of the Regional Transportation System. The proposed roadway improvements are programmed in the MTP.

Conclusion

All of the criteria for approval of an Arterial Plan Map amendment have been met.

RECOMMENDATION

Based upon the findings presented in this report, staff recommends that the Planning Commission forward a recommendation to **APPROVE** this proposal.

Recommendation Summary

The following table lists the applicable criteria and summarizes the findings of the staff report. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for Arterial Atlas Changes		
1. Need for Change	Yes	
2. Compliance with GMA	Yes	
3. Consistency with the adopted Comprehensive Plan	Yes	
4. Consistency with applicable interlocal agreements	Yes	
5. Consistency with adopted MTP	Yes	
Recommendation:	Approve	

