



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: ZN-20-2021 DONNA STREET APARTMENTS (Public Hearing).
Applicant: Mack McKnight. Request: A property reclassification from R-2 (Single-Family Medium District) to R-3 (Multi-Family Residential District).
Location: Northwest corner of Donna Street and Rome Boulevard. Ward 4

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-23-301-016).

The applicant is requesting consideration to reclassify (rezone) the subject site from R-2 (Single-Family Medium District) to R-3 (Multi-Family Residential District) on approximately 2.10 acres located at the northwest corner of Donna Street and Rome Boulevard. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial (*proposed Multi-Family*).

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on July 20, 2021 at 6:00 p.m. at the Silver Mesa Recreation Center located at 4025 Allen Lane, North Las Vegas, NV 89032. The meeting summary stated that the architect and the applicant were present with no neighbor representation.
On June 17, 2021 the applicant attended a Task Force (TF-12-2021) to rezone the property from R-2, Single-Family Medium Density District to R-3, Multi-Family Residential District.

RELATED APPLICATIONS:

Application #	Application Request
AMP-14-2021	Applicant is requesting an amendment to the Comprehensive Master Plan Land Use from Mixed-Use Commercial to Multi-Family.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	R-2, Single-Family Medium Density District	Undeveloped
North	Multi Family	R-3, Multi-Family Residential District	Undeveloped
South	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Existing Multi-Family Residential
East	Single Family Low	R-1, Single-Family Low Density District	Existing Residential
West	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial (Deer Springs Crossing)

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.
Economic Development:	No Comment.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from R-2, Single-Family Medium Density District to R-3, Multi-Family Residential District. The subject site consists of one parcel that is approximately 2.10 acres located at the northwest corner of Donna Street and Rome Boulevard. The Comprehensive Master Plan Land Use designation for the subject site is currently Mixed-Use Commercial (*proposed to Multi-Family*). The applicant is proposing to develop this parcel (124-23-301-016) and the adjacent parcel (124-23-301-015), into a multi-family residential development. The letter of intent states the proposed development is for 110 upscale apartments for the growing housing demand.

The proposed R-3, Multi-Family Residential is compatible with the *proposed* Multi-Family land use. The surrounding land uses currently consist of Mixed-Use Commercial,

Mixed-Use Neighborhood, Multi-Family Residential and Single-Family Low. These areas are developed with a commercial center (*Deer Springs Crossing*) to the west, multi-family residential is to the south. There is single-family residential to the east with detached homes on 6,000 square foot lots and vacant land to the north that is designated to be incorporated into this proposed development. Staff has no objections to the proposed request.

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.

ATTACHMENTS:

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