



Planning Commission Agenda Item

Date: **03-09-22**
<MEETING_DATE>
Item No: <#> **2**

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: ZN-02-2022 PECOS & ROME APARTMENTS (Public Hearing).
Applicant: C & M Residential, LLC. Request: A property reclassification from an M-1 (Business Park Industrial District) to an R-3 (Multi-Family Residential District). Location: Generally located on the Southwest corner of Pecos Road and Rome Boulevard. Ward 4.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN #124-24-801-006)

The applicant is requesting consideration to reclassify (rezone) the subject property from M-1, Business Park Industrial District to R-3, Multi-Family Residential District on approximately 5.0 gross acres located on the southwest corner of Pecos Road and Rome Boulevard.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on January 10, 2022 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, NV 89084. The meeting was attended by Councilman Cherchio and no neighbors.

RELATED APPLICATIONS:

Application #	Application Request
SPR-01-2022	A major site plan review for one hundred (100) multi-family residential units.
WAV-01-2022	The applicant has submitted a waiver to the parking requirements to reduce the required parking by two (2) spaces with a compensating benefit.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Multi-Family Residential	M-1, Business Park Industrial District	Undeveloped
North	Community Commercial	C-2, General Commercial District	Undeveloped
South	Community Commercial	C-1, Neighborhood Commercial District	Undeveloped
East	Single-Family Medium	O-L, Open Land District	Undeveloped
West	Multi-Family Residential	R-3, Multi-Family Residential	Multi-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the site from M-1, Business Park Industrial District to R-3, Multi-Family Residential District. The applicant's subject site consists of one (1) parcel that is approximately 5.0 gross acres. The Comprehensive Plan Land Use designation for the subject site is Multi-Family Residential which supports the requested zoning. The subject site is located on the southwest corner of Pecos Road and Rome Boulevard. The applicant has also submitted a site plan review (SPR-01-2022) for one hundred multi-family dwelling units and a waiver (WAV-01-2022) to reduce the required parking by two (2) spaces.

Currently the applicant's site is in a M-1, Business Park Industrial District. The M-1, Business Park Industrial District accommodates light industrial uses, offices, and warehousing in a comprehensively planned and attractive setting while minimizing the amount of non-industrial uses. The applicant's parcel is currently located in an area that is surrounded by residential dwellings and light industrial is not appropriate at this location.

The purpose of the R-3, Multi-Family Residential District is to provide for high density (approximately 25 dwelling units per acre) housing in multi-family structures and directly related complimentary uses. The R-3, Multi-Family District is designed to allow highly economical use of land while creating an attractive, functional, and safe residential environment.

The proposed R-3, Multi-Family Residential District is consistent and compatible with the existing Multi-Family land use designation. The surrounding land uses currently consist of commercial property to the north and south; undeveloped O-L, Open Land to the east; and existing multi-family dwellings to the west. The R-3, Multi-Family Residential will not cause any adverse effects to the surrounding area and is warranted. Staff recommends approval of this 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 Comprehensive Plan Map