

**RESOLUTION No. 2022-1
(AMP-03-2022)**

**A RESOLUTION AMENDING THE COMPREHENSIVE MASTER PLAN
TO MODIFY THE DENSITY RANGE FOR THE MIXED USE
COMMERCIAL LAND USE CATEGORY DESIGNATION**

WHEREAS, the City of North Las Vegas Comprehensive Master Plan dated November 1, 2006 (Comprehensive Master Plan) established a description that lists density range, primary and secondary uses, and desired characteristics and location for each land use category included in Chapter 4: Land Use Plan;

WHEREAS, Chapter 6 of the Comprehensive Master Plan established Specific Planning Areas recognizing the geographic differences in both uses and conditions throughout the City and requiring appropriate policies to address the various needs within the Specific Planning Area;

WHEREAS, the Specific Planning Areas identified in the Comprehensive Master Plan are Residential Neighborhoods, Activity Centers, and Employments Districts;

WHEREAS, Activity Centers emphasize pedestrian-friendly mixed use development and serve different functions within the City;

WHEREAS, the three Activity Centers included in the Comprehensive Master Plan are Downtown, North 5th Transit Corridor and Craig Ranch, and Northern Development Area

WHEREAS, the Southern Nevada Strong (SNS) Regional Plan for Sustainable Development envisions a community with: a diversified economy with a wide range of job opportunities; high quality education for the City's youth and workforce; housing options for all preferences and budgets; multi-modal, well connected transit system; strong social service network and high-quality health care; and vibrant neighborhoods;

WHEREAS, the Downtown Master Plan and Investment Strategy (adopted by the North Las Vegas Redevelopment Agency on February 4, 2009), the SNS Downtown North Las Vegas Opportunity Site Implementation Strategies (2005), and the North Las Vegas Lake Mead Village West Conceptual Programming Ideas to Revitalize Downtown North Las Vegas (updated October 19, 2016) all recommended increasing housing diversity in Downtown North Las Vegas;

WHEREAS, the Deer Springs District Livable Center Study (dated December 19, 2019) encouraged a wide range of residential densities and building types for new development within the Deer Springs District, which includes parts of both the North 5th

Transit Corridor and Craig Ranch Activity Center and the Northern Development Area Activity Center;

WHEREAS, this Comprehensive Master Plan amendment will amend Chapter 4, Land Use Plan to allow up to 50 dwelling units per acre in a mixed use commercial development within any Activity Center;

WHEREAS, the amendment contains information, including a policy enhancement to the Mixed Use Commercial land use designation to encourage the development of an adequate supply of housing with a range of price, income, density, ownership, and building type;

WHEREAS, the amendment will guide the City's decision-makers as they work over the next 20 years to implement the Comprehensive Master Plan and achieve the envisioned future of the City;

WHEREAS, the amendment is drafted to comply with the objectives established in the SNS Regional Plan for Sustainable Development;

WHEREAS, a public hearing was held by the Planning Commission on April 13, 2022 to consider this amendment to the Comprehensive Master Plan;

WHEREAS, on April 13, 2022, the Planning Commission reviewed and approved this amendment to the Comprehensive Master Plan incorporating the modified density range for Mixed Use Commercial; and

WHEREAS, pursuant to NRS 278.210(3), any amendment to the Comprehensive Master Plan must be by a Planning Commission resolution carried by the affirmative vote of not less than two-thirds of the total membership of the Planning Commission.

NOW, THEREFORE, be it resolved at the regular meeting of the North Las Vegas Planning Commission, held on the 13th day of April 2022, the Comprehensive Master Plan be amended to reflect the following change to Chapter 4: Land Use Plan, Mixed Use Commercial:

DENSITY RANGE:

~~Up to 25 du/acre or up to 50 du/acre within one quarter mile of a designated future transit station location.~~

DENSITY RANGE:

Up to 25 du/acre

Density Range within one quarter-mile of a designated future transit station location or within any Specific Planning Area – Activity Center:

Up to 50 du/acre

PASSED AND ADOPTED THIS 13th day of April, 2022.

AYES:

NAYS:

ABSENT:

APPROVED:

GEORGE WARNER, CHAIRMAN
NORTH LAS VEGAS PLANNING COMMISSION

ATTEST:

MARC JORDAN
LAND DEVELOPMENT & COMMUNITY SERVICES DIRECTOR

Mixed Use Commercial



This vertically mixed commercial center offers commercial, office, and residential development in one active center.

DENSITY RANGE:

~~Up to 25 du/acre or up to 50 du/acre within one-quarter mile of a designated future transit station location.~~

DENSITY RANGE:

Up to 25 du/acre

Density Range within one quarter-mile of a designated future transit station location or within any Specific Planning Area – Activity Center:

Up to 50 du/acre

PRIMARY USES:

Mixed-Use Commercial areas are predominantly commercial areas (retail, commercial, and office/employment) that may also contain any of the secondary uses as a component of the development. The Mixed-Use Commercial category is intended to promote areas with a range of retail and commercial land uses, as well as a variety of medium and higher density residential development. Non-residential land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the predominant uses on the site are commercial.

SECONDARY USES:

Developments within the Mixed-Use Commercial category may also include a variety of medium and higher density residential uses, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries, and community centers.

CHARACTERISTICS AND LOCATION:

Mixed-Use Commercial developments should contain a mix of complementary and connected uses (such as retail, offices, and residential) with a variety of densities as well as lively public spaces. The design of mixed-use areas should emphasize pedestrian comfort and safety and should include and support connections to other parts of the community. Mixed-Use Commercial areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use type. At least 75% of the ground area should generally be developed for commercial uses within these areas, and uses may be mixed either vertically or horizontally. Where appropriately located, these developments should be oriented to support transit services.



On street parking and compact buildings make this mixed-use commercial area easily navigable by pedestrians.

Mixed Use Commercial



This vertically mixed commercial center offers commercial, office, and residential development in one active center.

DENSITY RANGE:

Up to 25 du/acre

Density Range within one quarter-mile of a designated future transit station location or within any Specific Planning Area – Activity Center:

Up to 50 du/acre

PRIMARY USES:

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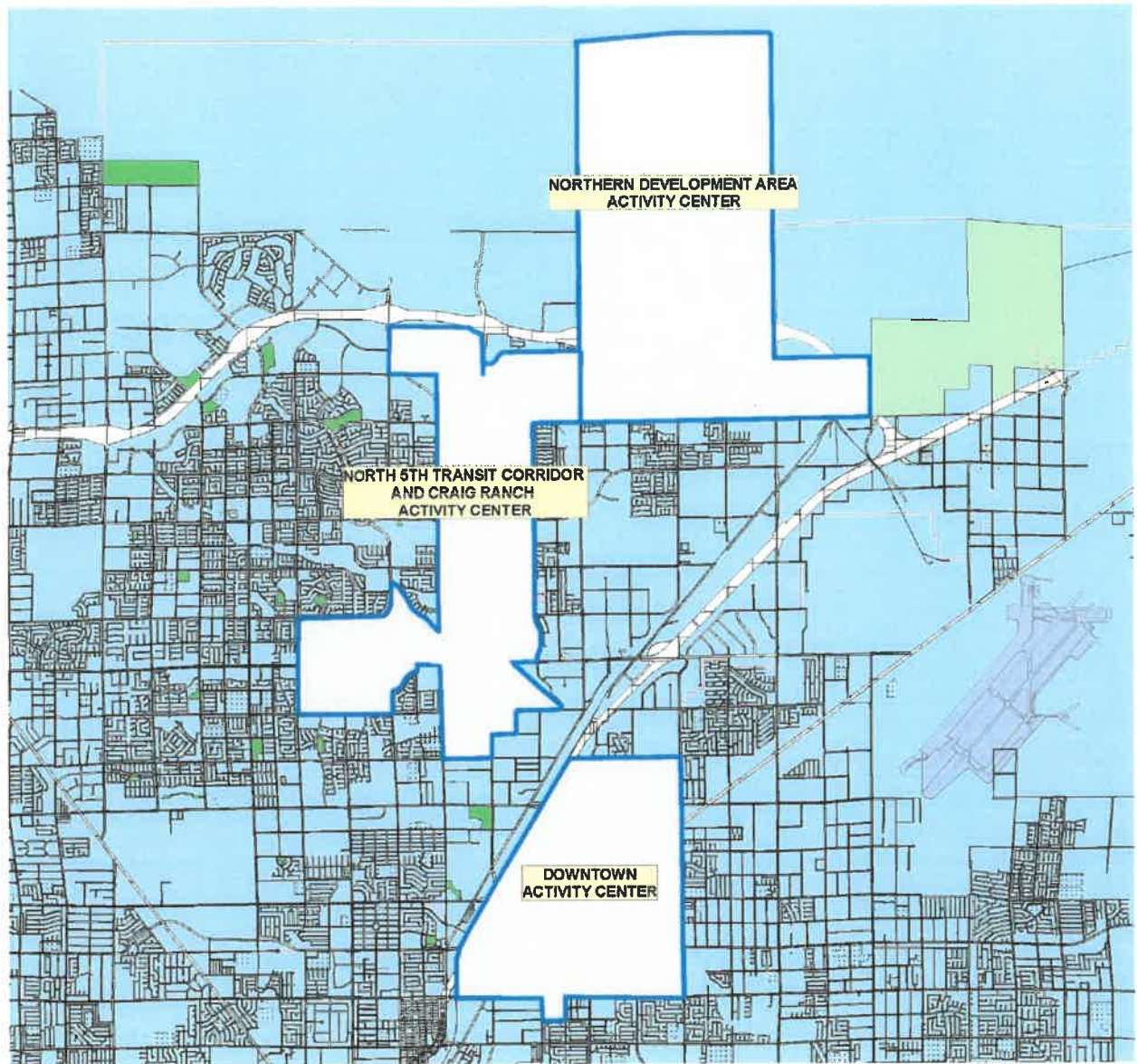
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ACTIVITY CENTERS EXHIBIT





Southern Nevada Strong Regional Policy Plan Self Assessment

SUBJECT: Comprehensive Master Plan – Mixed Use Commercial
Residential Densities
AREA AFFECTED: City of North Las Vegas
AGENCY/SPONSOR: City of North Las Vegas

PROJECT DESCRIPTION:

The City's Comprehensive Master Plan established Specific Planning Areas recognizing that there are geographic differences in both uses and conditions. These areas require appropriate policies to address the varying needs. The Specific Planning Areas include Residential Neighborhoods, Activity Centers, and Employments Districts. The City's proposed amendment to the Comprehensive Master Plan would modify the definition of the Mixed Use Commercial land use designation to allow greater flexibility for residential uses located within a designated Activity Center.

The Activity Centers are intended to foster multimodal access and connectivity, a mix of uses, a diversity of housing options, and a sense of place. The Comprehensive Master Plan designated three Activity Centers within the City. All three activity centers include portions of the North 5th Street Transit Corridor. While they are connected by the transit corridor, each center serves a different function related to its location and existing and planned uses. The Activity Centers include Downtown North Las Vegas; North 5th Transit Corridor and Craig Ranch; and the Northern Development Area.

Currently, the Mixed Use Commercial land use designation allows for a maximum residential density up to 25 dwelling units per acre or 50 dwelling units per acre within one-quarter mile of a designated future transit station location. The amendment would allow a residential density range up to 50 dwelling units per acre when located within an Activity Center. The increase in density will allow greater flexibility and encourage a more diverse mix of housing options when Mixed Use Commercial is developed within the Activity Centers.

The proposed amendment to the Mixed Use Commercial land use designation is consistent with and complements the following components of the Southern Nevada Strong Regional Plan visions and goals:



SOUTHERN NEVADA STRONG VISION:

Vision #2 – Invest in Complete Communities

SOUTHERN NEVADA STRONG GOAL:

Goal 2 – Encourage an adequate supply of housing with a range of price, density, ownership, size and building types.

SOUTHERN NEVADA STRONG OBJECTIVE:

2.1 – Maintain an adequate supply of land with flexible zoning destinations to meet the anticipated housing demand.

2.2 – Develop housing to meet the needs of workers in future industry sectors.

BY: Johanna Murphy
Principal Planner

DATE: 3/30/2022