

**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 May 11, 2022 to consider this amendment to the Comprehensive Master Plan;

WHEREAS, on May 11, 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 11th day of May 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 11th day of May, 2022.

AYES: Chairman Warner, Vice Chairman Berrett, Commissioner Calhoun, Commissioner Greer, Commissioner Guymon, Commissioner Kraft, Commissioner Riley

NAYS: NONE

ABSENT: NONE

APPROVED:



GEORGE WARNER, CHAIRMAN
NORTH LAS VEGAS PLANNING COMMISSION

ATTEST:



MARC JORDAN
LAND DEVELOPMENT & COMMUNITY SERVICES DIRECTOR