



Planning Commission Agenda Item

Date:
<MEETING_DATE>

Item No: <#>

TO: Planning Commission

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

SUBJECT: AMP-14-2021 DONNA STREET APARTMENTS (Public Hearing).
Applicant: Mack McKnight. Request: An amendment to the Comprehensive Master Plan to change the land use from Mixed-Use Commercial to Multi-Family. 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 amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Multi-Family. The proposed amendment is for a 2.10 acre parcel located at the northwest corner of Donna Street and Rome Boulevard.

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
ZN-20-2021	A property reclassification from R-2, Single-Family Medium Density District to R-3, Multi-Family Residential District.

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:	No Comment.
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 amend the Comprehensive Master Plan Land Use Element from Mixed-Use Commercial to Multi-Family. The proposed amendment is for an approximate 2.10 acre site located at the northwest corner of Donna Street and Rome Boulevard. The subject site is currently zoned R-2, Single-Family Medium Density District, however the applicant has submitted a zoning reclassification application (ZN-20-2021) to rezone the site to R-3, Multi-Family Residential District.

According to the Comprehensive Master Plan, the characteristics and location for Multi-Family land uses are along major roadways and near higher intensity uses such as commercial and employment. The primary uses are residential developments with condominiums and apartments with secondary uses such as common open space areas, parks, school, churches and other public or semi-public uses.

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. The proposed land use amendment is consistent with the surrounding neighborhood. Staff has no objections to the proposed request.

Approval Criteria: (Comprehensive Plan Amendments)

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
- (4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or
- (5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Letter of Intent
Boundary Map
Neighborhood Meeting Summary
Clark County Assessor's Map
Location and Comprehensive Master Plan Map



7-26-21

Land Development and Community Service Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

RE: Letter of Intent for proposed Multi-Family Complex at Donna St. and E. Rome Blvd.

Please accept this letter of intent for the proposed rezoning and amendment of land use for the northwest corner of Donna St. and E. Rome Blvd APN: 124-23-301-016. The current zoning is R-2, Single-Family Medium Density District with a land use of Mixed-Use Commercial. We are requesting a R-3 Multi-Family Residential District along with a land use to Multi-Family. The parcel directly north of the method property currently has a R-3 zoning and is also owned by the same owner.

Should we receive approval of the Planning Commission and the City Council for the rezoning and the land use amendment, the owner is planning to develop the property as shown with the elevation and site plan provided. We will do a major site plan review while combining parcels as required.

Our goal is to build an upper scale apartment. We feel that these apartment buildings will help supply the high housing demand in this growing community and complement the existing residential area.

The owner will follow the directions of the Land Development & Community Services Director and the City of North Las Vegas Task Force.

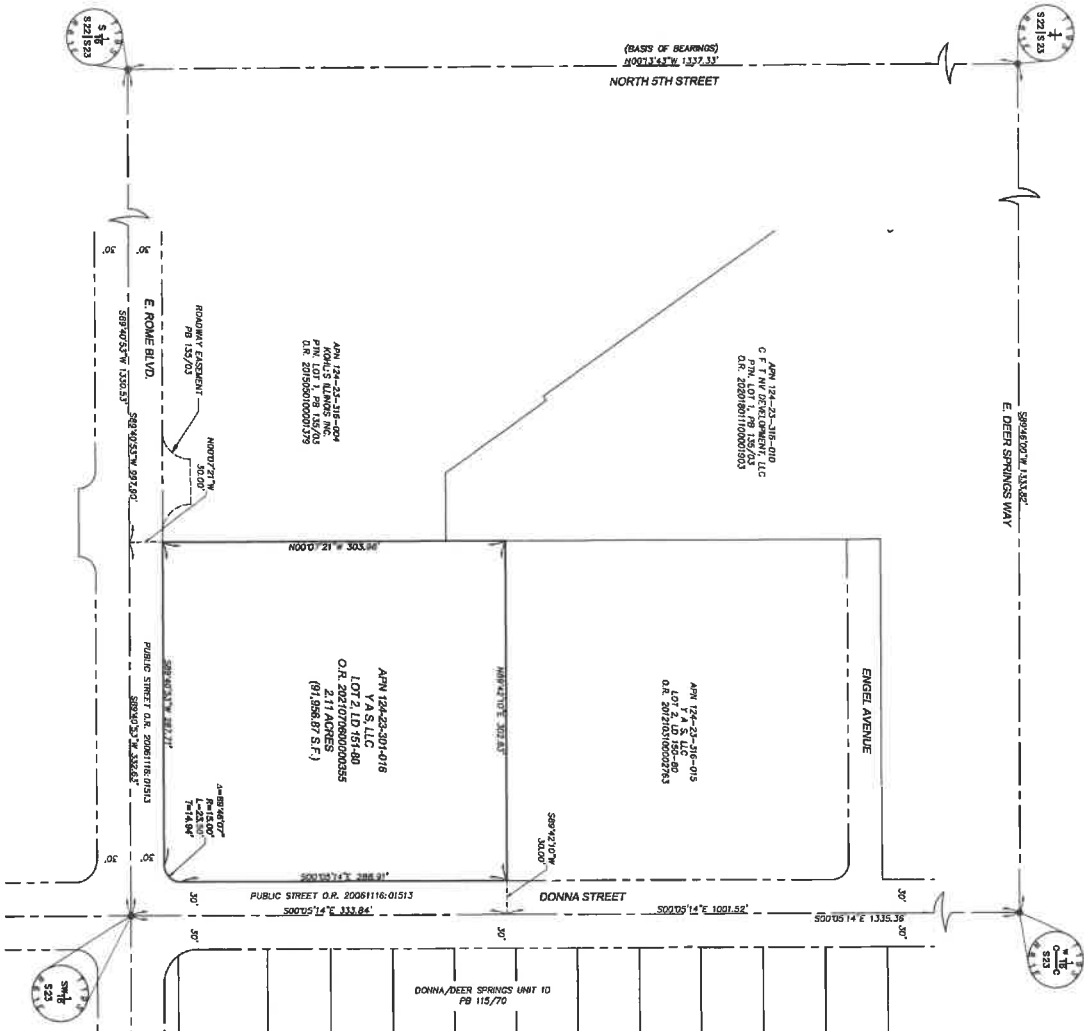
With the assistances of the City of North Las Vegas staff and your review, we respectfully request for your approval on the rezoning and amendment of land use for APN: 124-23-301-016.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mack McKnight", written over a light blue circular stamp.

Mack McKnight
Senior Partner

(APN 124-23-301-016)



APN 124-23-301-016 PROPERTY DESCRIPTION

[illegible]

BASIS OF BEARINGS:

NORTH 00° 15' 45" WEST, BEING THE BEARING OF THE CENTERLINE OF NORTH 5TH STREET AND THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 81 EAST, N.D.A., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 155 OF PLATS, AT PAGE 03, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

REFERENCES:

BOOK 135 OF PLATS, PAGE 3

LEGEND:

CENTERLINE
 SUBJECT PROPERTY
 RIGHT-OF-WAY LINE
 ADJOINING LOT LINES
 EASEMENT LINE
 OFFICIAL RECORD
 PLAT BOOK
 LAND DIVISION
 ASSESSOR'S PARCEL NUMBER
 MONUMENT LOCATION

SURVEYOR'S CERTIFICATE:

1. ROBERT L. CANNONING, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS IS NOT A SURVEY.
2. THIS BOUNDARY COBERT IS BASED ON THE INFORMATION SHOWN IN BOOK 135 OF PLATS, PAGE 63 AND LAND RECORDS, PAGE 80.
3. THE LINES SHOWN ON THIS BOUNDARY COBERT ARE WITHIN NORTHWEST QUARTER, 6N 1/4, OF THE SOUTHWEST QUARTER, 6N 1/4, OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, MOUNT. DIST OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

ROBERT L. CARRINGTON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 9703



Robert L Carrington
Digitally signed
by Robert L
Carrington
Date: 2021.07.29
12:20:05 -07'00'



7-26-21

City of North Las Vegas
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, NV 89030

Attention: Marc T Jordan

Reference: Official Neighborhood Meeting
Rezoning and Amend Land use
APN: 124-23-301-016

Dear Marc,

After meeting with the City of North Las Vegas, Land Development Task Force – being Led by Amy Michaels, Senior Planner for the City on June 17th, 2021. We were given the requirements for a Neighborhood meeting on June 22nd, 2021, for rezoning and amending Land Use as outlined in the revised Land Development Application Manual which was very helpful.

We went to the Skyview YMCA, located at 3050 E Centennial Pkwy and was told that the facility was not able to host a Neighborhood meeting during the month of July due to the Summer Schedule for the Facility. Silver Mesa Recreation Center located at 4025 Allen Ln. was suggested by YMCA and staff. We contact Silver Mesa Recreation Center to verify that we would be able to host a neighborhood meeting there on July 20th at 6:00 p.m. and paid for the time and place permit #R4262.

We then sent mailers as specified on July 6th, 2021, as stated with affidavit with copy of invitation, mail list and copy of area map provided by Clark County Planning. We had a meeting with Councilman Cherchio on July 7th. It was suggested that we send out another email for those neighbors that were unable to travel to the Silver Mesa location or due to other issues, to be able to share their support or comments. The applicant sent a 2nd mailer adding an email address inviting comments on July 8th with the revised invitation using the same mailing list provided.

On July 20, 2021, the applicant held the Official Neighborhood Meeting located Silver Mesa Recreation Center at 6:00 PM. The meeting was set up with sign-in sheets, site map, elevation, invitation, light refreshments etc. In attendance was the Architect, Applicant and Owners Representative present as shown by the sign-in sheet. No other neighbors were present, and no comments were sent via email on July 20th. The meeting was closed at 6:30 PM since there were no other neighbors present. A copy of the items that were provided at the meeting have been attached to this report along with a few photos of the meeting area.

Since July 21st we have received 3 comments via email.

One supports - rezoning & amended land use to multi-family Comments: would like to see elevation and have more information about the project.

One against – rezoning and amended land use – No Comments



One Concern – Comments: Traffic, landscaping between residential and apartments, would like something similar to “newly zoned” townhouse on Centennial & Donna ... the front doors are staggered and in single line to reduce “eye sore”.

Should there be anything else that is need please do not hesitate to contact me.

We look forward to continuing the rezoning and the amended Land Use process. We would like to thank the City of North Las Vegas Land Development Task Force for their assistances in this process.

Sincerely,

A handwritten signature in blue ink that reads "Mack McKnight".

Mack McKnight
Applicant



This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE (SEE WHEN MAP REDUCED FROM 11X17 ORIGINAL)

- MAP LEGEND**
- PARCEL BOUNDARY
 - CONDOMINIUM UNIT
 - ROAD BOUNDARY
 - AIR SPACE POL
 - RIGHT OF WAY POL
 - ROAD EASEMENT
 - SUB-SURFACE POL
 - MATCH/LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PMLD BOUNDARY
 - SECTION LINE

BOOK

100	101	1021
125	124	123
139	139	1401

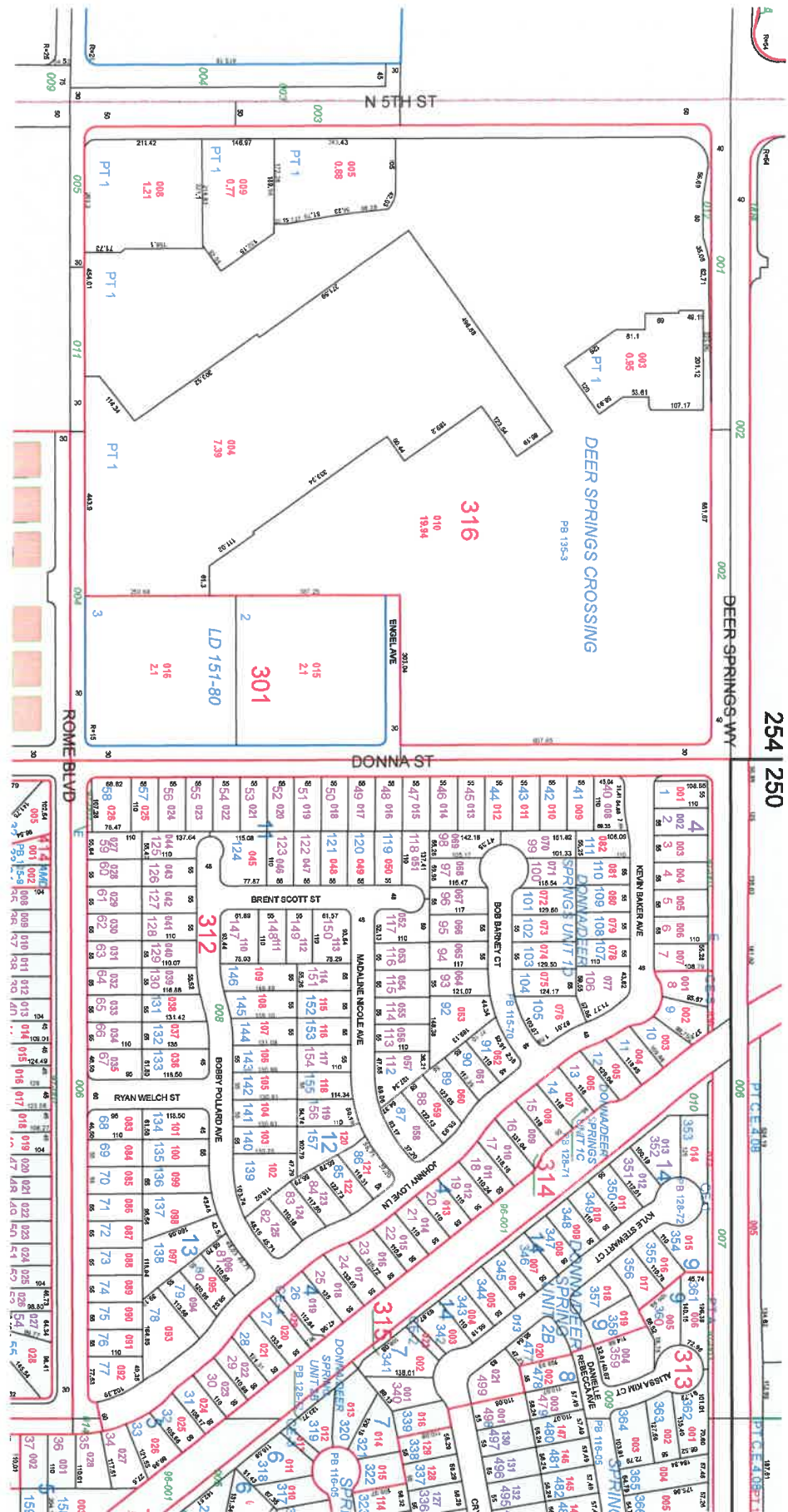
23

N 2 SW 4

124-23-3



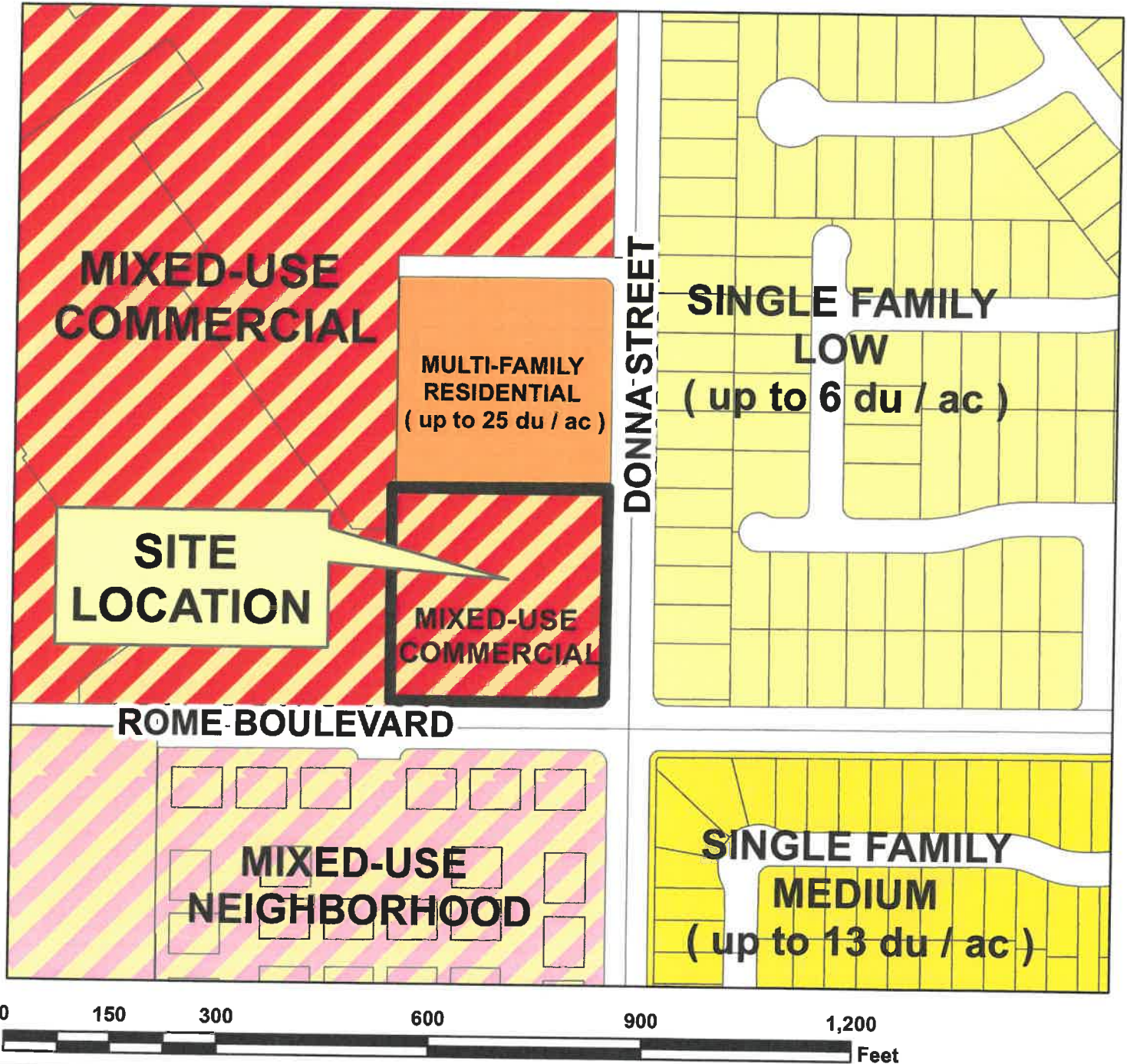
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Mack McKnight
Application Type: Comprehensive Plan Amendment
Request: Change from Mixed-Use Commercial to Multi-Family
Project Info: Northwest corner of Donna Street and Rome Boulevard
Case Number: AMP-14-2021

8/25/2021

