



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 3.

TO: Planning Commission

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

SUBJECT: ZN-21-2021 LOSEE RD. AND 215 BELTWAY (Public Hearing).
Applicant: Siena Holding Management Company, LLC. Request: A property reclassification from O-L (Open Land District) to C-1 (Neighborhood Commercial District). Location: Northeast corner of Losee Road and Deer Springs Way. Ward 4.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-24-201-005 and 124-24-201-006).

The applicant is requesting consideration to reclassify (rezone) the subject site from O-L (Open Land District) to C-1 (Neighborhood Commercial District) for approximately 17.71 gross acres. The subject site is located on North Losee Road between Deer Springs Way and CC-215. The Comprehensive Master Plan Land Use designation for the subject site is currently Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held August 23, 2021 at the Skyview YMCA, 3050 E. Centennial Parkway, North Las Vegas, NV 89081. There were three (3) residents in attendance and the positive comments were made about much needed services being closer to their homes.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	O-L, Open Land District	Undeveloped
North	Mixed-Use Neighborhood and Right-of-Way	O-L, Open Land District	215 Beltway and undeveloped
South	Multi-Family	R-3, Multi-Family Residential	Existing Multi-Family
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential (Touchstone)
West	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped

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.

ANALYSIS

The applicant is requesting consideration to reclassify (rezone) the subject site from the O-L, Open Land District to the C-1, Neighborhood Commercial District. The subject site consists of 17.71 gross acres and is located at North Losee Road and the 215 Beltway. The applicant's letter of intent states the property reclassification is to allow for commercial uses.

The current zoning designation of O-L, Open Land District is to provide for the development of single-family detached dwellings and directly related complementary uses at a very low density.

The C-1, Neighborhood Commercial District is to provide goods and services for the convenience of the residents of the adjacent neighborhood. C-1, Neighborhood Commercial District uses should be accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the

surrounding neighborhood. The current land use designation for this property is Mixed-Use Neighborhood, which is compatible and supports the rezoning to the C-1, Neighborhood Commercial District.

The subject property is located along Losee Road and the 215 Beltway. The area lacks commercial uses for the residents. The C-1, Neighborhood Commercial District is a low intensity zoning designation and will provide services to the adjacent neighborhoods that currently do not have services nearby. The subject site is located adjacent to Losee Road, which is a 100-foot right-of-way and supports the commercial uses in terms of traffic intensity.

The surrounding area is developed single-family residential and multi-family residential. The neighborhood commercial zoning classification is appropriate at this site due to its proximity to Losee Road and the 215 Beltway. The current land use designation of Mixed-Use Commercial supports the zoning request. Staff does not anticipate any negative impacts to the surrounding area and recommends approval of the 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

JLUS Recommended Land Use and Development Scenario Map

Clark County Assessor's Map

Location and Zoning Map