



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 11.

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