



# Planning Commission Agenda Item

Date: May 11, 2022

Item No: 7.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Johanna Murphy

**SUBJECT: ZN-07-22 1941 JEFFERSON ST (Public Hearing).** Applicant: KLQOZB II, LLC. Request: A property reclassification from R-A / R-2 (Redevelopment Area / Medium Density Residential Subdistrict) to R-A / DC (Redevelopment Area / Downtown Core Subdistrict). Location: 1941 Jefferson Street. Ward 1. (For possible action)

## RECOMMENDATION: APPROVAL

### PROJECT DESCRIPTION: (APN 139-23-311-119)

The applicant is requesting consideration to reclassify (rezone) one parcel from R-A/ R-2 (Redevelopment Area/Medium Density Residential Subdistrict) to R-A/DC (Redevelopment Area/Downtown Core Subdistrict). The Comprehensive Plan Land Use designation for the subject site is Downtown Business District. The subject site is 2.08 acres located at the southwest corner of Lake Mead Boulevard and Jefferson Street.

### BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on April 27, 2022 at 3:00 p.m. in Conference Room 112 of City of North Las Vegas City Hall located at 2250 Las Vegas Boulevard North, North Las Vegas. The meeting summary stated that no one was in attendance at the meeting.
On November 21, 2006, City Council approved AMP-40-06 amending the Comprehensive Master Plan Land Use Map from Redevelopment Area to Downtown Business District.
On April 4, 2001, City Council approved Ordinance No. 1485 (ZN-40-00) reclassifying the property from R-A/R-3 (Redevelopment Area/High Density Residential Subdistrict, to R-A/R-2 Redevelopment Area/Medium High Density Residential Subdistrict.

### RELATED APPLICATIONS:

Application #	Application Request
N/A	

### GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Downtown Business District	R-A/R-2, Redevelopment Area Medium Density Residential Subdistrict	Vacant Lot
<b>North</b>	Downtown Business District	R-A/DC, Redevelopment Area Downtown Core Subdistrict	El Cazador Mexican Restaurant
<b>South</b>	Downtown Business District	R-A/R-2, Redevelopment Area Medium Density Residential Subdistrict	Single Family Residential
<b>East</b>	Downtown Business District	R-A/DC, Redevelopment Area/Downtown Core and R-A/R-2, Redevelopment Area Medium Density Residential Subdistrict	Commercial and Single-Family Residential
<b>West</b>	Downtown Business District	R-A/DC, Redevelopment Area/Downtown Core and R-A/R-2, Redevelopment Area Medium Density Residential Subdistrict	Commercial and Single-Family Residential

#### DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.

#### ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) one parcel from R-A/R-2, Redevelopment Area/Medium Density Residential Subdistrict to R-A/DC, Redevelopment Area/Downtown Core Subdistrict. The Comprehensive Plan Land Use designation for the subject site is Downtown Business District. The subject site is located at the southwest corner Lake Mead Boulevard and Jefferson Street. The property was formerly owned by the Clark County School District and used as a maintenance yard.

The Redevelopment Agency acquired the Jefferson Maintenance Yard from the Clark County School District in 2018. The purchase of this property was a key acquisition

along a major commercial corridor (Lake Mead Boulevard) that will aid the revitalization efforts of the Downtown Redevelopment Area.

The purpose of the Redevelopment Area District (R-A) is to further the goals of the North Las Vegas Downtown Master Plan and Investment Strategy including:

- making Downtown North Las Vegas a local and regional destination with a unique identity
- improving pedestrian, bicycle, and auto access into the Downtown core from residential neighborhoods;
- retaining and supporting existing residents and local businesses
- improving Downtown's economic vitality with programs, incentives, and public-private partnerships to attract new business and investment
- connecting existing and new development through coordination, design standards, and improvements to the public realm

In addition to furthering the goals established in the North Las Vegas Downtown Master Plan, the intent of the Redevelopment Area District (R-A) is to designate areas for intensification of retail and service uses along Lake Mead Boulevard and Las Vegas Boulevard North.

Specifically, the applicant is requesting the reclassification of the subject site to R-A/DC, Redevelopment Area/Downtown Core Subdistrict. The purpose of this Subdistrict is to promote pedestrian friendly, high intensity development within Downtown North Las Vegas that includes a mixture of commercial, office, entertainment, public and residential uses.

The subject site is located approximately 500 feet east of the intersection of Lake Mead Boulevard and Las Vegas Boulevard North. This area of Downtown includes North Vista Hospital, several restaurants, and retail plazas with high pedestrian activity. The surrounding land uses consist of commercial to the north, east and west along Lake Mead Boulevard; and developed single-family residential to the south, east and west of the subject site. Developing the subject site with commercial uses will connect the existing commercial uses along Lake Mead immediately adjacent to this property.

The R-A/DC, Redevelopment Area/Downtown Core Subdistrict is consistent with the land use of Downtown Business District. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

### **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 Maps

Neighborhood Meeting Location Exhibit

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map