



# Planning Commission Agenda Item

Date: May 11, 2022

Item No: 24.

**TO:** Planning Commission

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

**SUBJECT: AMP-03-2022 Mixed Use Commercial – Densities (Public Hearing).**  
Applicant: City of North Las Vegas. Request: An Amendment to the Comprehensive Master Plan specifically to increase the residential density range within the Mixed-Use Commercial Land Use Category, and providing for other matters properly related thereto. CITYWIDE.

## **RECOMMENDATION: APPROVAL**

## **PROJECT DESCRIPTION:**

The City of North Las Vegas is requesting consideration to amend the Comprehensive Master Plan Chapter 4: Land Use Plan – Mixed Use Commercial land use designation. The amendment would allow a residential density range up to 50 dwelling units per acre when located within a designated Activity Center.

## **BACKGROUND INFORMATION:**

Previous Action
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the land use category Mixed-Use Commercial was established.

## **RELATED APPLICATIONS:**

Application #	Application Request

## **GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
Subject Property	N/A		
North			

<b>South</b>			
<b>East</b>			
<b>West</b>			

#### **DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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 City of North Las Vegas is requesting consideration to amend the Comprehensive Master Plan (Resolution #2022-1) by allowing residential densities up to 50 dwelling units per acre for Mixed Use Commercial developments located within Activity Centers. This amendment to the Comprehensive Master Plan is an enhancement to an existing policy that is supported by various regional and local planning studies.

Each land use category description included in Chapter 4: Land Use Plan contains a list of primary and secondary uses; desired characteristics and locations; and density range. Densities are expressed as a range up to a maximum density for each residential land use category. The maximum density of these categories shall not be considered to be a “given right” and will be dependent of the specific location and design of each proposed project, to be evaluated on its own merits.

The City’s Comprehensive Master Plan established Specific Planning Areas recognizing that there are geographic differences in both uses and conditions. These areas have specific policies to address the various needs of each neighborhood. The Specific Planning Areas are differentiated into the following three categories: Residential Neighborhoods, Activity Centers, and Employment Districts. The proposed amendment will modify the definition of the Mixed Use Commercial land use designation to allow greater flexibility for residential uses located within a designated Activity Center.

Activity Centers are intended to foster multimodal access and connectivity; a mix of uses; a diversity of housing options; and a sense of place. The Comprehensive Master Plan designated three Activity Centers. All three activity centers include portions of the North

5<sup>th</sup> Street Transit Corridor. While the Activity Centers are connected by the transit corridor, each center serves a different function related to its location and existing/planned uses. The Activity Centers are Downtown North Las Vegas; North 5<sup>th</sup> Transit Corridor and Craig Ranch; and the Northern Development Area.

Currently, the Mixed Use Commercial land use designation allows for a maximum residential density up to 25 dwelling units per acre or 50 dwelling units per acre within one-quarter mile of a designated future transit station location. This amendment would allow a residential density range up to 50 dwelling units per acre when located within an Activity Center. The increase in density will allow greater flexibility and encourage a more diverse mix of housing options when Mixed Use Commercial is developed within an Activity Center.

The intent of the Downtown Activity Center is to serve as a high-quality defining center of the City with a strong sense of place. Downtown should offer residents and visitors a variety of shopping, dining, entertainment, employment and civic activity in a vibrant day-night setting. Neighborhoods in and around the Downtown Activity Center should be diverse and include higher-density mixed use development to increase the supply and range of options for housing in the area.

The North 5<sup>th</sup> Transit Corridor and Craig Ranch Activity Center is planned for high capacity transit. East-west feeder connections such as Craig Road increase access to this transit corridor from other areas of the City. The Activity Center will be the central hub transit and entertainment. While transit service may not occur along this corridor for a period of years, it is important that emerging development patterns be supportive of future transit service.

The Northern Development Area Activity Center includes large influential developments such as: the VA Hospital, both Job Creation Zones and the future UNLV North Campus. The close proximity of these major influences are mutually supportive of each other and the surrounding uses. The vision for this area is to promote a research and technology business cluster. Mixed Use areas should provide campus type setting with connected pathways, parks, and shared parking to facilitate movement between businesses, residences, and transit and other services.

Since the Comprehensive Master Plan was adopted, numerous local and regional plans have been created that also encourage flexibility of residential densities in mixed use developments. The Southern Nevada Strong (SNS) Regional Plan for Sustainable Development envisions a community with a diversified economy; high quality education; diverse housing options; multi-modal transportation system; strong social service network; high-quality health care; and vibrant neighborhoods. SNS recommends aligning land use with our transportation plans, to encourage an adequate range of housing choices and prices.

The City's Downtown Master Plan and Investment Strategy, SNS Downtown North Las

Vegas Opportunity Site and the Lake Mead Village West Conceptual Programing Ideas to Revitalize Downtown North Las Vegas all make similar recommendations regarding housing diversity in the Downtown Activity Center. Until recently, residential development in this area has mainly been comprised of low density housing, single to four family dwellings. All three studies encourage mixed use development with a focus on medium to high-density residential buildings. This should include live work space providing commercial and residential uses for small businesses and their owners. Ensuring a wider range of housing options are available to residents at all income levels will foster a diverse Downtown North Las Vegas.

The Deer Springs District Livable Centers Study focuses on the Northern Development Area Activity Center. This study also identified a very similar existing housing stock in this area as the Downtown Master Plan and Investment Strategy did in Downtown North Las Vegas. The area has been primarily developing with single-family homes with some garden-style multi-family apartments ranging from 2 to 3 stories in height. The Deer Springs District Livable Center Study encourages a wide range of densities and building types for new residential development within this mixed use corridor. Residential densities should transition higher density near the core of the Activity Center to lower density at the edge matching the surrounding development.

Most recently, the Regional Transportation Commission completed the ON Board Mobility Plan with a focus on building High Capacity Transit in southern Nevada. ON Board identifies seven potential HCT routes throughout the Las Vegas Valley including two in North Las Vegas: North 5<sup>th</sup> Street and Craig Road. The North 5<sup>th</sup> Street corridor connects all three Activity Centers and intersects with the Craig Road Corridor at Craig Ranch. Diversifying housing options within all three Activity Centers will greatly support the future High Capacity Transit Routes along North 5<sup>th</sup> Street and Craig Road.

The amendment is shown below and will affect the 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

The proposed amendment was drafted to be in conformance with the objectives established in the Southern Nevada Strong Regional Plan for Sustainable Development. Staff request the outlined changes to the Comprehensive Master Plan be approved.

### **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:**

Resolution No 2022-1

Proposed changes to Chapter 4: Land Use Plan- Mixed Use Commercial – Redline Version

Proposed Changes to Chapter 4: Land Use Plan- Mixed Use Commercial

Activity Centers Exhibit

SNRPC Self-Assessment