



City Council Regular Meeting AGENDA ITEM

NUMBER: 19

SUBJECT:

Appeal of the Planning Commission Decision to Deny SUP-56-2024 (Tropical/Pecos Commercial), Applicant Intercapital Asset Management's Request for a Special Use Permit in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District) to Allow a Mini-Warehousing Establishment Located at the Southeast Corner of Pecos Road and Tropical Parkway. (Ward 1 - Barron) (For Possible Action; Recommendation – Affirm)

REQUESTED BY:

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

WARD:

(Ward 1 - Barron)

RECOMMENDATION OR RECOMMEND MOTION:

Affirm the Planning Commission's decision to deny SUP-56-2024.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The applicant is appealing the Planning Commission's decision to deny SUP-56-2024, claiming that the decision is arbitrary and capricious. The applicant has cited the following reasons as to why the Planning Commission's decision should be reversed:

1. The applicant satisfied all criteria for a special use permit.
2. Neighbors who are immediately adjacent to the property spoke in support for SUP-56-2024.
3. Similarly situated mini-storage facilities have been approved by Planning staff, Planning Commission and City Council and are currently operational across the City of North Las Vegas without issues.
4. The proposed mini-storage facility is compatible and harmonious to the area.
5. The Planning Commission allegedly failed to make a record to support the denial.

At the November 13, 2024, Planning Commission meeting, a motion to approve the Special Use Permit (SUP-56-2024) failed with 3 votes in favor and 4 against, with Chairman Calhoun and Commissioners Menzies, Guymon, and Riley voting not to approve the application.

Staff did not support SUP-56-2024 and recommended the item be denied. Staff's recommendation is based on the fact that the proposed use and the plan for the site does not meet the intent of the City's Strategic Plan 2025-2030. Specifically, the use and site design does not meet Goal 3, Community Safety and Goal 5, Community Health and Wellbeing. The proposed mini-storage facility is not proposed with the same scale as other proposed commercial uses or the existing residential developments, which causes a safety concern for

the surrounding residential use. The neighborhood was originally planned for a commercial neighborhood center and the mini-storage facility does not provide a use that is a supportive service for the neighborhood.

The report emphasized the need for more compatible commercial services to support the surrounding residential neighborhood and provide commercial uses that promote more walkability and connectivity for the existing community. Example of permitted uses include, additional restaurants, commercial retail, health and fitness centers, banks, bakeries, and professional offices.

Attachments:

Planning Commission Appeal
Planning Commission Minutes
Staff Report with Attachments
Action Report

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Micaela R. Moore, City Manager	December 18, 2024