



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 5

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: AMP-06-2024 ANN & SAN MATEO-BELLA COPIA (Public Hearing).
Applicant: Richmond American Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single Family Medium. Location: Northwest Corner of Ann Road and San Mateo Street. (APN 124-30-414-001). Ward 3. (For Possible Action)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting an amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium. The proposed amendment consists of one (1) parcel totaling 7.65 acres and is located on the northwest corner of Ann Road and San Mateo Street.

BACKGROUND INFORMATION:

Previous Action
On June 4, 1997 the City Council approved a Resolution of Intent (ROI #1950) for a reclassification of property from R-1 (Single-Family Low Density Residential District) to PUD (Planned Unit Development District) for a commercial center.
On May 17, 2000 the City Council approved a Zoning Reclassification (ZN-29-97) creating Ordinance No. 1398. This reclassified the subject property from R-1 (Single-Family Low Density Residential District) to PUD (Planned Unit Development District) for a commercial center.
A neighborhood meeting was held on September 30, 2024 at 5:30 pm at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, Nevada 89084. There were seven (7) residents in attendance. The residents had questions regarding traffic flow, noise, access to site, setback and height of homes, and existing on-site concerns.

RELATED APPLICATIONS:

Application #	Application Request
ZN-18-2024	A Property Reclassification to establish a new Residential PUD (Planned Unit Development District) from an existing Commercial PUD (Planned Unit Development District).
T-MAP-13-2024	A Tentative Map for an eighty-four (84) lot single-family residential subdivision on 7.65 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Undeveloped Land
North	Single-Family Medium	R-1, Single-Family Residential District	Existing Residential
South	Community Commercial	C-2, General Commercial District	Existing Commercial Center
East	Single-Family Medium	PUD, Planned Unit Development District	Existing Residential
West	Community Commercial	PUD, Planned Unit Development District	Existing Commercial Center (Ann & Decatur Marketplace)

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Economic Development:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The applicant is requesting an amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Single-Family Medium Residential. The proposed amendment consists of one (1) parcel totaling 7.65 acres and

is located on the northwest corner of Ann Road and San Mateo Street. The subject site is a portion of a larger commercial center known as the Ann & Decatur Marketplace. The developing center currently consists of seven (7) parcels totaling 16.79 net acres. There is a Smith's grocery store as an anchor, a Dotty's tavern, several quick service restaurants, retail and other service providers. Directly adjacent to the proposed property is a Firestone Tire & Auto service center, located at the northeast corner of Ann Road and Montgomery Street. Staff is recommending denial of the applicant's request to change the land use designation from Community Commercial to Single-Family Medium.

The land use amendment process was established to provide flexibility and respond to changing circumstances, to accommodate potential change where such change meets the intent of the plan, to reflect changes in public policy, and to advance the general welfare of the City. Such amendments may be approved if the City Council finds that the proposed amendments will not diminish the supply of essential land uses in the City. As explained below, staff recommends denial of the application because Community Commercial is an essential land use for this area of the City, and staff cannot support the reduction of such developable commercial land in this area.

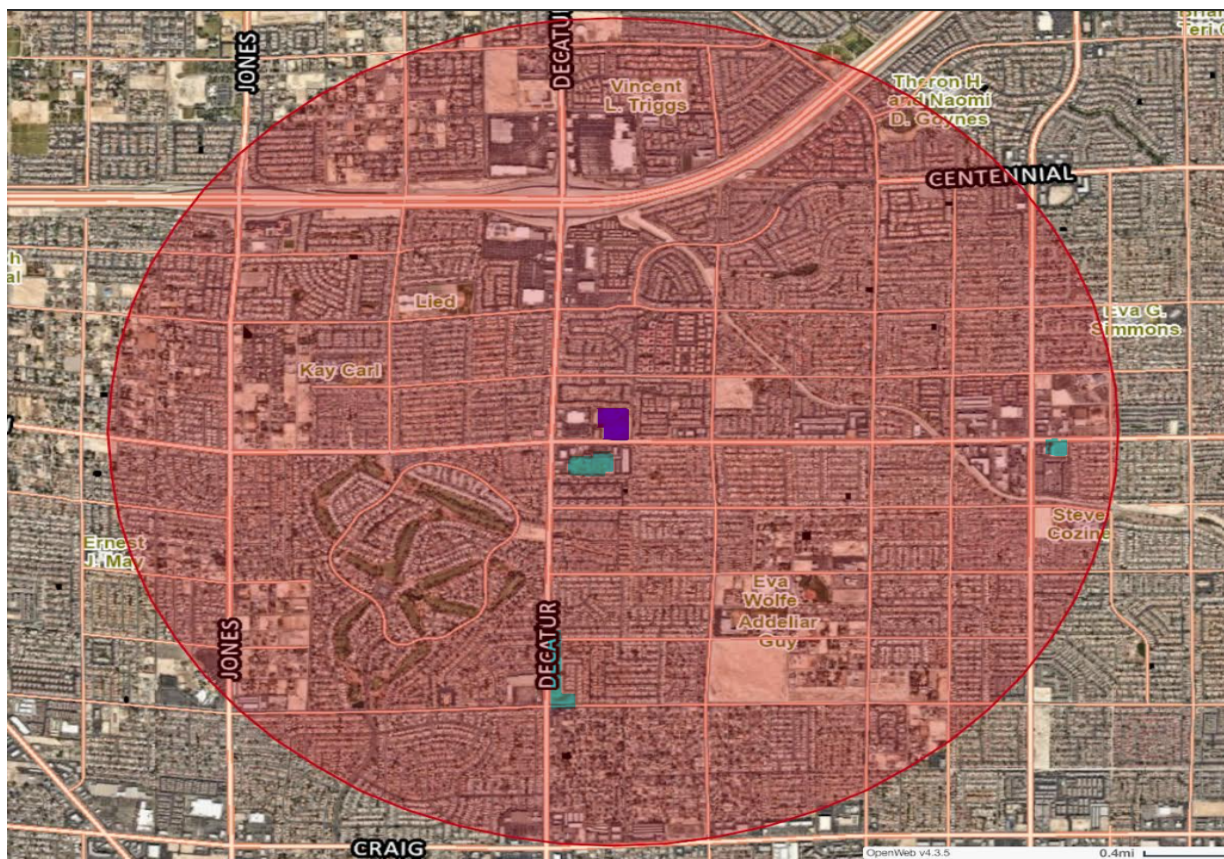
Community Commercial developments serve as vital centers for the community providing goods and services. The Comprehensive Master Plan establishes policies regarding the development of thriving, attractive commercial centers. Guiding Principle 2 of the Comprehensive Master Plan states these centers will offer a variety of goods and services to the residents and contribute to the high quality of life within the City. Community Commercial centers will contain numerous offices, restaurants and shops that are conveniently accessible from residential areas. Goal 2.2 specifically states that commercial development within the city should be located within centers. Furthermore, Policies 2.2-2 "Commercial Centers" and 2.2-3 "Shift Commercial Areas toward Centers" and discourages strip style development along major roads.



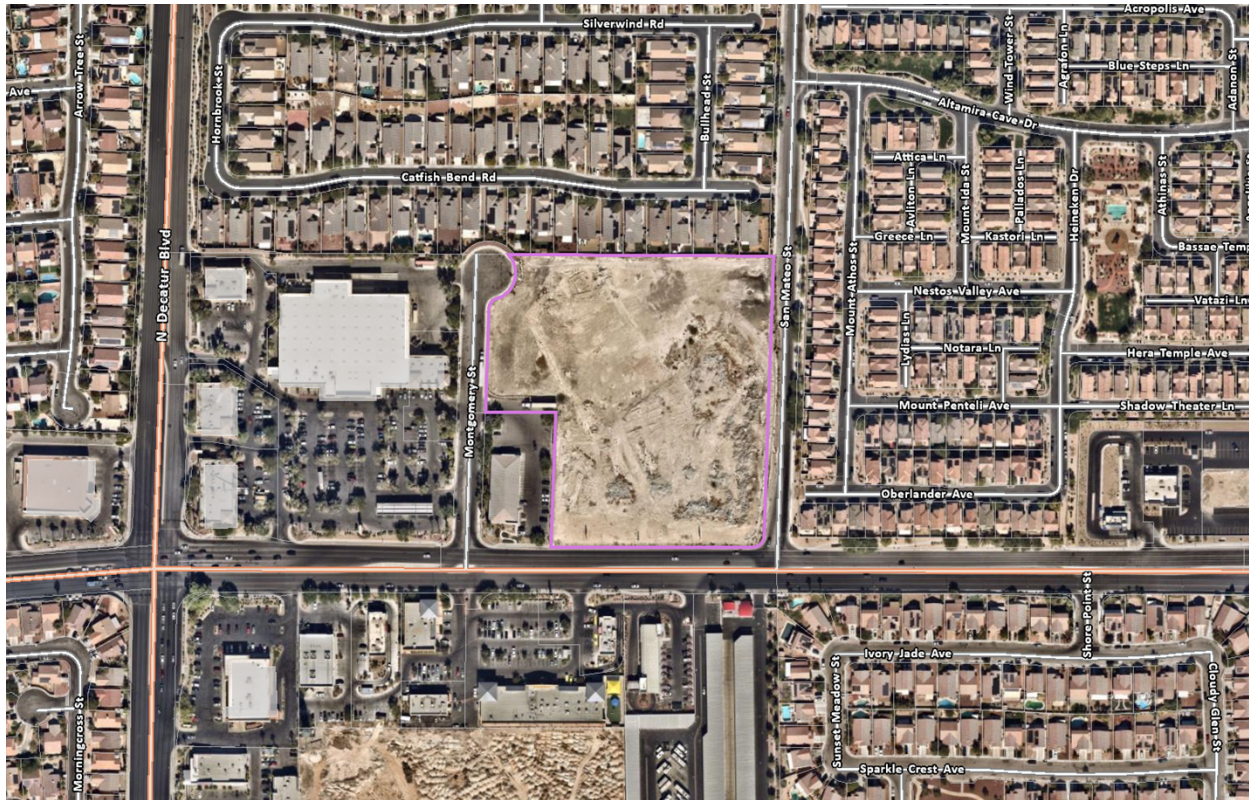
The subject site was planned as one-half of a community-serving commercial center. The property owners for and ZN-29-97 (subject site) ZN-25-97 (adjacent to subject site) cooperated together in developing a site design which would integrate the two 10-acre properties into the equivalent of a 20-acre shopping area. At that time, the Economic Development Department indicated that a minimum of 14-acres was the average size to provide neighborhood shopping services. Both property owners went through the entitlement process coordinating with each other, starting in 1997 as Resolutions of

Intent, then two extensions of time and finally hard zoning the properties as commercial PUDs in 2000. The applicants' letters of intent, at the time, acknowledge this cooperation to develop complementary commercial centers that would support the growing community. The staff report for ZN-29-97 (subject site) indicated that the subject site alone did not meet all the requirements but together the two properties met the requirements.

The area surrounding the subject site, in both North Las Vegas and Las Vegas, has had significant development and is almost built out. Within a one (1) mile radius of the proposed site there are only three (3) undeveloped commercial properties remaining. The map below highlights the 1-mile radius in red and the three (3) undeveloped commercial parcels within that radius. There is an undeveloped parcel south of Ann Road 5.42 acres in size located behind existing strip-style commercial with a proposed mini-warehouse (UN-72-2021). A second undeveloped parcel located at the northeast corner of Decatur Boulevard and Lone Mountain Road is 7.22 acres in size. The third undeveloped 2.47 acre commercial parcel is on the south side of Ann Road just east of Simmons Street. To summarize, out of approximately 2,000 acres of land located within one-mile of the subject site, most have been developed as residential, only 22.76 acres remains available for commercial development including the subject site. The remainder of the undeveloped parcels within the one-mile radius of the subject site are master planned for schools, public facilities and residential uses.



The ideal location for Community Commercial developments is at the intersection of two (2) 100-foot rights-of-way streets. The subject site is part of an existing commercial subdivision, The Ann & Decatur Marketplace is located at the northeast corner of Decatur Boulevard and Ann Road. Both of these rights-of-way are 100-foot arterial streets. As shown in the aerial image, both the subject site and the adjacent property to the west were planned together to benefit from the ideal location for at the intersection of Ann Road and Decatur Boulevard to create a local commercial destination.



The Ann & Decatur Marketplace is currently home to a grocery store, a tavern, fast food restaurants, and an auto supply store among other small commercial tenants. As this shopping center was conceived to be neighborhood destination with a combined 20-acres of development, the existing building have been oriented to support this goal.



For example, the work bays from Firestone Complete Auto Care face into the remaining commercial. Please refer to the image of the existing Firestone Complete Auto Care. If the proposed residential is approved, the work bays will directly face the residential development. The building orientation could have a negative impact on the proposed homes. Noise levels from automotive service work within the services bays facing residential areas can be excessive. If an automotive service facility wants to locate next to an existing residential property, the service bays would be required to be located away from the homes to minimize any negative impact. This layout may become a nuisance if the land use designation is changed to from Community Commercial to Single-Family Medium.

Commercial developments typically locate in areas with existing, dense populations, such as the area surrounding the subject site. This area lacks dine-in restaurants, traditional retail shopping including clothing and furniture stores. The subject site serves as the lone option for a commercial development of a size and scale that is not a possible without a sizeable commute for the nearby residents. This demand for additional commercial opportunities in the area will grow as the City's population continues to grow. Currently, North Las Vegas's population is approximately 290,000 residents and is expected to increase by 40% at build out. Ensuring there is sufficient supportive commercial development is critical for the City's future 400,000 residents.

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;
 - The projections of the City is that commercial properties have been removed and there is now a need to preserve the existing properties. The

proposed Amendment to the Master Plan would go against these projections.

2. The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
 - While there is a need for more housing in general, that doesn't mean that other concerns should be disregarded. Commercial properties are scarce and should be protected for future use.
3. The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
 - The change in policy reflects that the City is concerned about the amount of existing commercial properties left available within the City. The physical development of the city is indicating a need for commercial properties.
4. The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or
 - More residential properties available to the public would be a benefit. However, more commercial properties are also of benefit to the community and are offsetting benefits.
5. The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.
 - There are no errors or omissions to the comprehensive master plan in this instance.

Over the years the loss of commercial land due to residential conversion has systematically almost exhausted the possibilities for larger commercial development. The subject site is unique in its size and location for a larger commercial project. The shortage of commercial services and amenities that are easily accessible and convenient is concerning. Therefore, staff does not support this request and recommends denial of this application.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map