



## City Council Regular Meeting AGENDA ITEM

NUMBER: 21

**SUBJECT:**

**AMP-06-2024 (ANN & SAN MATEO-BELLA COPIA):** Applicant Richmond American Homes' Request for an Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single-Family Medium for Property Located at the Northwest Corner of Ann Rd. and San Mateo St. (Ward 3 - Black) (For Possible Action; Recommendation - Denial)

**REQUESTED BY:**

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

**WARD:**

(Ward 3 - Black)

**RECOMMENDATION OR RECOMMEND MOTION:**

Deny AMP-06-2024 following a public hearing.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At the meeting of December 11, 2024, the Planning Commission voted unanimously (7-0) to recommend denial of AMP-06-2024, an application to amend the Comprehensive Master Plan for property located at the northwest corner of Ann Rd. and San Mateo St. (APN 124-30-414-001).

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 that is located on the northwest corner of Ann Road and San Mateo Street.

At the meeting, the Planning Commission voiced concerns over the loss of potential commercial development while adding a dense residential development in this area of the City. The existing commercial uses around the area are constantly busy and additional commercial is warranted. During the hearing on December 11, 2024, the Planning Commission voiced concerns that the density for the proposed development was too high and that it did not contain amenities that the developer's other developments in the Las Vegas Valley provide.

**Attachments:**

Planning Commission Minutes  
Staff Report with Attachments

CIP No.

Related Item: ZN-18-2024

LIST CITY COUNCIL GOAL(S): Community Health and Well-Being, Innovative, Efficient, and Stable Government, Economic Growth		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Micaela R. Moore, City Manager	February 5, 2025