



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: ZN-17-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).
Applicant: Intercapital Asset Management. Request: A Property
Reclassification of 10.41 Acres from C-1, Neighborhood Commercial
District, to a C-2, General Commercial District. Location: Southeast Corner
of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For
Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) from C-1, Neighborhood Commercial District, to a C-2, General Commercial District. The subject site is 10.41 acres located at the southeast corner of Pecos Road and Tropical Parkway. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION: .

Previous Action
A neighborhood meeting held on September 9, 2024, at 5:30 p.m. at the Skyview YMCA at 3050 East Centennial Parkway. According to the summary of the neighborhood meeting, stated 60 people attended the meeting. The main concerns were about the zone change to a higher commercial category, building height and the need for landscape buffering to the existing residential.
A Task Force meeting held on August 22, 2024 (TF-30-2024) for a proposed property reclassification from a C-1, Neighborhood Commercial District, to a C-2, General Commercial District for quick service restaurants (fast food), a mini warehouse, a hospital and retail buildings.
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map to Neighborhood Commercial was approved by the City Council on June 4, 2003

RELATED APPLICATIONS:

Application #	Application Request
T-Map-12-2024	A single-lot commercial subdivision on 10.41 acres
SUP-56-2024	A special use permit to allow a mini warehouse establishment.
SUP-57-2024	A special use permit to a hospital.
SUP-58-2024	A special use permit to allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 500-foot separation from developed residential.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
South	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
East	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
West	Single-Family Low	R-1, Single-Family Low Density District	Existing single-family dwellings

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No comment.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	No comment.

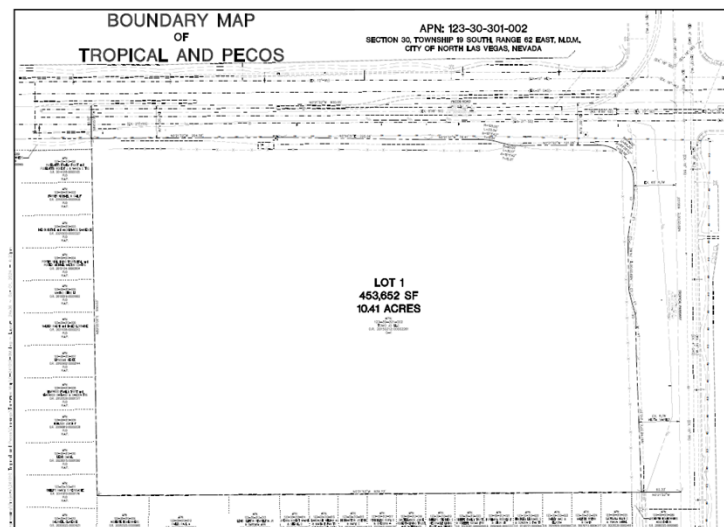
ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) the site from C-1, Neighborhood Commercial District, to a C-2, General Commercial District. The subject site is approximately 10.41 acres at the southeast corner of Pecos Road and Tropical

Parkway. The proposed Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

According to the Comprehensive Plan, the characteristics and location for Neighborhood Commercial land use (*proposed land use*) should be directly related to adjacent or nearby residential communities in their use, accessibility, scale, and character. The proposed reclassification to C-2, General Commercial District is consistent with zonings located within this land use category.

The purpose of the General Commercial (C-2) District is to provide for the development of intense retail and services that will serve as major community cores. These areas can only be developed where arterial streets can accommodate the very heavy traffic generated by such development. Due to the nature of these areas, proximity to higher density residential districts is appropriate. Within a mile of the proposed site, there are approximately three (3) other properties with a commercial zoning. The commercial areas consists of beauty salons, restaurants, retail, banks, grocery store and convenience food stores with gas pumps. The proposed location is surrounded by existing single-family residential to the north and west and alongside to the east and south property lines of the site.



While C-1, Neighborhood commercial is the preferred zoning for this parcel, C-2, General Commercial is also acceptable due to the size of the parcel and the scale of the development (hospital use). The proposed property reclassification to C-2, General Commercial District is consistent with the existing land use designation of Neighborhood Commercial. Staff does not anticipate any adverse impacts on the exiting residential dwellings surrounding the subject site and recommends approval of the property reclassification.

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;
 - By developing, the vacant lot into a viable commercial site will assist in reducing the impact of abandoned items and trash as well as provide for new jobs in the area.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - The proposed property reclassification to C-2, General Commercial District is consistent with the existing land use designation of Neighborhood Commercial.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
 - The proposed property reclassification is in line with the stated purpose which is to promote a balanced supply of commercial, industrial, institutional, and transportation land uses that are compatible with adjacent land uses;
- (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;
 - The proposed property reclassification to C-2, General Commercial District should not have a negative impact the existing facilities and services.
- (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;
 - The proposed property reclassification to C-2, General Commercial District should not harm the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- Staff does not anticipate any adverse impacts on the exiting residential dwellings. The required landscape buffer should have additional trees to assist in mitigating the proposed commercial.
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.
- The proposed property reclassification to C-2, General Commercial District is to support retail, restaurants (drive-thru), mini warehouse and a hospital which staff feels is compatible with the adjacent residents.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map