



Planning Commission Agenda Item

Date: May 14, 2025

Item No: 9

TO: Planning Commission

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

SUBJECT: ZN-04-2025 ROGER PRYOR ENTERPRISES URBAN AGRICULTURE (Public Hearing). Applicant: Roger Pryor Enterprises. Request: A Property Reclassification to Add the UA (Urban Agriculture Overlay District) to a 1.71 Acre Parcel in an R-1, Single-Family Low Density District. Location: 4437 Simmons Street. (APN 139-05-203-002) Ward 4. (For Possible Action)

RECOMMENDATION: RECOMMEND TO APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) by adding the UA (Urban Agriculture Overlay District) to an existing residential parcel. The parcel is located at 4437 Simmons Street and is 1.71 acres. The Comprehensive Master Plan Land Use designation for the subject site is Mixed Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed Use Commercial	R-1, Single-Family Low Density District	Existing Single-Family Resident
North	Single-Family Medium	R-CL, Single-Family Compact Lot Residential District	Existing Residential
South	Mixed Use Commercial	C-1, Neighborhood Commercial District	Existing Commercial (Day Care, Vehicle Washing) and Vacant Land
East	Mixed Use Commercial	C-2, General Commercial District	Existing Commercial (Mini Warehouse and Convenience Food Store with Gas Pumps)
West	Single-Family Low	R-1, Single-Family Low Density District	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
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 applicant is requesting consideration to reclassify (rezone) by adding the UA (Urban Agriculture Overlay District) to an existing residential parcel. The applicant has an existing greenhouse and small agricultural business. A greenhouse is defined as an enclosed building for the protection or cultivation of flowers and other small plants. The parcel is located at 4437 Simmons Street and is 1.71 acres. The Comprehensive Master Plan Land Use designation for the subject site is Mixed Use Commercial.

The purpose of the Urban Agriculture Overlay District (UA) is to promote and provide for the production of locally grown fruits and vegetables, which will increase food access, food security, improve community health and nutrition, and to designate suitable land within the City for urban farming and associated support activities. Local urban farming promotes community health and nutrition; reduces food transportation costs, enhances the environment, and increases air quality. The UA also provides the community with educational opportunities and training related to gardening, food preparation, nutrition, and conservation; encourage research and development of innovative desert farming practices that reduce water usage, promote renewable energy, and increase crop yields. Additionally, the UA enables the sale of locally grown produce to the community through Farm Stands and Farmers' Markets; and promote economic development through local, agriculture-based entrepreneurship and employment opportunities.



According to the applicant's letter of intent, the applicant currently holds a business license with the State of Nevada and the City of Las Vegas to provide decorative plants and flowers for events. The letter states the applicant's intent is to obtain a business license within the City of North Las Vegas. Additionally, no customers or clients visit the property. This intent is to bring the location into compliance with the UA to allow the greenhouse and license for the onsite business.



Additional, use specific standards apply to the Urban Agriculture Overlay District:

- The greenhouse is allowed to be a maximum of 5,000 square feet per acre of land. The applicant would be allowed 5,000 square feet as the parcel is 1.71 acres.
- Any visible artificial lighting used for indoor agriculture shall be diffused and not cause glare or spill over to adjacent properties. Light bulbs and light-emitting diodes shall not be permitted in view of adjacent properties or public rights-of-way.
- Compost and fertilizer storage shall be limited to 50 cubic feet per 1/2 acre. Composting shall be conducted in a manner that controls odor, prevents infestation, and minimizes run-off into waterways and onto adjacent properties.
- Any equipment or supplies needed for farm and garden operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses per Section 17.24.070. Motorized equipment shall be limited to home garden or light equipment.

The proposed Urban Agriculture Overlay District property reclassification (rezoning) is consistent with the parameters established by the City of North Las Vegas Municipal Code, Title 17, and is in compliance with the Comprehensive Master Plan. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site. Staff recommends that Planning Commission forwards this item to City Council with a recommendation of 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;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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;

- (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;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Clark County Assessor's Map

Location and Zoning Map