



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 3

TO: Planning Commission

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

SUBJECT: AMP-10-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing). Applicant: Clark County Real Property Management. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Mixed-Use Neighborhood. Location: 300 feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Mixed-Use Neighborhood. The proposed amendment is for 4.92 acres generally located 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held at 5:30 p.m. on November 6, 2023 at the West Las Vegas Library at 951 W Lake Mead Blvd, North Las Vegas, NV 89106. Ten people attended the meeting in addition to Councilwoman Garcia-Anderson, County Commissioner McCurdy, Clark County Real Property Management representatives and members of the project's design team. The meeting attendees asked numerous questions about the project as referenced in the attached meeting minutes. No opposition was expressed at the meeting and the proposal was well received.

A task force meeting to discuss project requirements was held at the City of North Las Vegas on October 5, 2023.

RELATED APPLICATIONS:

Application #	Application Request
ZN-14-2023	The applicant is requesting a property reclassification from C-1 (Neighborhood Commercial District) to MUD MX-1 (Mixed-Use Neighborhood District).

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Current: Community Commercial Proposed: Mixed-Use Neighborhood	Current: C-1, Neighborhood Commercial District Proposed: MUD MX-1, Mixed-Use Neighborhood District	Undeveloped
North	Community Commercial	C-1, Neighborhood Commercial District	Zion Urban Farm, agriculture farming facility
South	Single Family Low <i>(City of Las Vegas)</i>	R-1, Single Family Low District	Sunset Manor residential subdivision
East	Single Family Low	R-1, Single Family Low District	Valley View Estates residential subdivision
West	Community Commercial	PUD, Planned Unit Development District	Nevada Partners Community Learning Center; Culinary Academy of Las Vegas

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 amend the Comprehensive Master Plan Land Use map from Community Commercial to Mixed-Use Neighborhood. The subject site consists of one parcel approximately 4.92 acres generally located 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street.

The applicant has also submitted a request (ZN-10-2023) to reclassify the property from C-1 (Neighborhood Commercial District) to MUD MX-1 (Mixed-Use Neighborhood District) to allow the proposed residential and commercial uses. According to the letter of intent, the applicant, Clark County Real Property Management, is proposing to develop retail, maker spaces, offices, an outdoor plaza and affordable housing on the parcel. The retail building's first floor will consist of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, restrooms, maker spaces, technology space and staff offices.

According to the Comprehensive Master Plan, the characteristics and location for the Mixed-Use Neighborhood land use designation (the proposed land use) should be developed in an integrated, pedestrian-friendly manner, with a strong emphasis on connectivity both internally and to surrounding areas, and should not be overly dominated by any one land use or housing type. These neighborhoods are intended to provide active areas of higher density; uses may be mixed horizontally or vertically. Where appropriate, these developments should be oriented to support mass transit options. Mixed-Use Neighborhood areas are predominantly residential areas that may also contain any of the secondary uses as a component of the development, such as: neighborhood-based commercial and office activity, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries and community centers.

The Mixed Use Neighborhood category is intended to promote self-supporting neighborhoods that may contain a variety of residential housing types such as single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. Residential land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the site contains predominantly residential uses.

The subject site is located along Lake Mead Boulevard on the border of the City of Las Vegas. Community Commercial land uses are existing to the west and north, Single Family Low to the east. Amending the land use for the subject site should not negatively affect the surrounding properties. The proposed Mixed Use Neighborhood land use is compatible with the surrounding neighborhood and is appropriate based upon the applicant's proposal. Therefore, staff has no objections to the proposed request and is recommending approval.

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;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
- (4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or
- (5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map