



# Planning Commission Agenda Item

Date: August 9, 2017

Item No: <#>

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT: ZN-24-17 (59182) ULTIMATE AUTO COLLISION (Public Hearing).** An application submitted by Dwyer Engineering, Inc., on behalf of UltimateCRC4 LLC, property owner, for a reclassification of property from the current designations of C-1, Neighborhood Commercial District, and R-E, Ranch Estates District, to C-2, General Commercial District. The property is located at the northeast corner of North 5<sup>th</sup> Street and Regena Avenue. The Assessor's Parcel Numbers are 124-26-101-005, 124-26-101-006 and 124-26-101-007. (For possible action)

## RECOMMENDATION:

The Land Development and Community Services Department recommends that ZN-24-17 be approved and forwarded to the City Council for final consideration.

## GENERAL INFORMATION:

Comprehensive Plan:	Mixed Use Commercial
Existing land use and zoning:	Undeveloped, C-1, Neighborhood Commercial and R-E, Ranch Estates Districts
Surrounding land use and zoning:	<u>North</u> : Undeveloped & Walgreens; C-2, General Commercial District <u>West</u> : Multi-family; R-4, High Density Residential District <u>East</u> : Church ; C-1, Neighborhood Commercial District <u>South</u> : Multi-family; R-3, Multi-family Residential District

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission consideration to reclassify the subject site from the C-1, Neighborhood Commercial District and R-E, Ranch Estates District to the C-2, General Commercial District. The subject site consists of three parcels that is proposed to be developed as a vehicle repair facility.

The entire site is designated in the Comprehensive Master Plan as Mixed Use Commercial, which is intended for a mix of commercial and higher density residential land uses.

The applicant has indicated that a neighborhood meeting was held on June 12, 2017, at 6:30 p.m. at the Skyview YMCA. According to the sign-in sheet, two people attended the neighborhood meeting. The applicant indicated the feedback was positive for the proposed development.

**DEPARTMENT COMMENTS:**

Public Works:	No comment.
Police:	The North Las Vegas Police Department has no issues with this application and recommends approval.
Fire:	Please see attached Memorandum.

**ANALYSIS**

The characteristics and location for Mixed-Use Commercial (*existing land use*) land use should contain a mix of complementary and connected uses (such as retail, offices, and residential) with a variety of densities as well as lively public spaces. The design of mixed-use areas should emphasize pedestrian comfort and safety and should include and support connections to other parts of the community. Where appropriately located, these developments should be oriented to support transit services.

The primary uses within the mixed use commercial land uses are predominantly commercial areas (retail, commercial, and office/employment) that may also contain and of the secondary uses as a component of the development. The category is intended to promote areas with a range of retail and commercial land uses, as well as a variety of medium and higher density residential development.

The land uses to the south and west consist of multi-family residential development (apartments). The land use to the north is generally commercial, with a church located to the east. The proposed general commercial district is compatible with the commercial to the north and should not create a negative impact on the residential parcels to the west and south.

### **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.

The proposed reclassification (rezoning) is consistent with the existing Mixed-Use Commercial Land Use designation. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site.

### **ATTACHMENTS:**

Fire Prevention Memorandum  
Letter of Intent  
Boundary Map  
Clark County Assessor's Map  
Location and Zoning Map