



Planning Commission Agenda Item

Date: September 13,
2023

Item No: 6

TO: Planning Commission

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

SUBJECT: ZN-10-2023 ZION UMC URBAN AGRICULTURE OVERLAY (Public Hearing). Applicant: Zion United Methodist Church. Request: A property reclassification to add the UA (Urban Agriculture Overlay District) to 5.29 acres in an R-1 (Single-Family Low Density District) and a C-1 (Neighborhood Commercial District). Location: 2108 Revere Street. (APNs 139-22-201-001 and 139-22-201-002) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcels to add the UA (Urban Agriculture Overlay District). The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The subject site contains two parcels totaling 5.29 acres and is located 2108 Revere Street.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

	Land Use (Development Agreement)	Zoning	Existing Use
Subject Property	Community Commercial	(139-22-201-001) R-1, Single-Family Low Density District; (139-22-201-002) C-1, Neighborhood Commercial District	(139-22-201-001) Church; (139-22-201-002) Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density District	Residential
South	Community Commercial	PUD, Planned Unit Development District C-1, Neighborhood Commercial District	MGM Culinary Training Academy Undeveloped
East	Single-Family Low	R-1, Single-Family Low Density District	Residential
West	City of Las Vegas – Residential	R-2, Medium-Low Density District	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) the subject parcels to add the UA, Urban Agriculture Overlay District. The site contains two parcels and is located at 2108 Revere Street. The current zoning for APN 139-22-201-001 is R-1, Single-Family Low Density District and the current zoning for APN 139-22-201-002 is C-1,

Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The two parcels total 5.29 acres which exceeds the minimum area of one acre that is required to apply the overlay. 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 neighborhood surrounding the site is classified by the USDA as a Low-Income and Low-Access food desert (in an urban setting, this would require residents to travel more than one mile to get to the nearest supermarket). Consequently, increasing food access and food security is a top priority. The applicant's objective is to improve the subject property consistent with the guidelines established in the UA and to serve the community by growing fresh fruits and vegetables to sell to the community through a farm stand or farmers market.

The regulations within the UA are intended to supplement those regulations applicable in the underlying base zone district designations. All regulations applicable to the underlying base zone districts shall continue to apply, but in the event of a conflict between provisions of the underlying zone district and the provisions of this UA Urban Agricultural Overlay District, the provisions of the overlay district shall govern.

The addition of the proposed Urban Agriculture Overlay District property reclassification (rezoning) is consistent with the parameters set forth in 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. Consequently, staff is recommending approval of the application.

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

Neighborhood Meeting Agenda and Notes

Boundary Maps

Clark County Assessor's Map

Location and Zoning Map