



# Planning Commission Agenda Item

Date: July 12, 2023

Item No: 5

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP Director Land Development &  
Community Services  
Prepared By: Summer Roybal

**SUBJECT: AMP-05-2023 RANCHO AND LAKE MEAD (Public Hearing).** Applicant: Agora Realty and Management, Inc. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Resort Commercial to Mixed-Use Neighborhood. Location: Northeast and southeast corners of Rancho Drive and Lake Mead Boulevard. (APNs 139-19-501-009, 139-19-502-001, and 139-19-602-001) Ward 2. (For Possible Action)

## **RECOMMENDATION: APPROVAL**

### **PROJECT DESCRIPTION:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Resort Commercial to Mixed-Use Neighborhood. The proposed amendment consists of three (3) parcels totaling 73.03 acres and is generally located at the northeast and southeast corners of Rancho Drive and Lake Mead Boulevard, more commonly known as the former Texas Station & Fiesta Casino properties.

### **BACKGROUND INFORMATION:**

Previous Action	
A neighborhood meeting was held on May 30, 2023 from 5:30 p.m. to 6:30 p.m. at 722 West Carey Avenue, Suite A, North Las Vegas. The meeting summary stated one (1) neighbor was in attendance and they received two (2) calls in support of the project. The neighbor in attendance had questions regarding the housing types, parking, and the anticipated start date of construction.	

### **RELATED APPLICATIONS:**

Application #	Application Request
<b>ZN-06-2023</b>	A property reclassification from C-2 (General Commercial District) and C-3 (General Service Commercial District) to a PUD (Planned Unit Development District), for approximately 73 acres containing a mix of commercial and residential uses.

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Resort Commercial (Proposed: Mixed-Use Neighborhood)	C-2, General Commercial District and C-3, General Service Commercial District  (Proposed: PUD, Planned Unit Development District)	Formerly the Texas Station and Fiesta Hotel and Casino
<b>North</b>	Public / Semi-Public; Resort Commercial	C-2, General Commercial District; M-2, General Industrial District	U.S. Bank Branch Office; Nevada Energy Tonopah Substation; West Wind Las Vegas Drive-in Theater; North Las Vegas Airport
<b>South</b>	Coran Lane;  City of Las Vegas Jurisdiction	C-2, General Commercial District - South of Coran Lane along Rancho Drive; R-CL, Residential Compact Lot District - South of Coran Lane, West of Allen Lane	Undeveloped Land
<b>East</b>	Community Commercial	PUD, Planned Unit Development District; C-2, General Commercial District; M-2, General Industrial District	Walmart Supercenter; BrightView Landscape Services; East of Allen Lane: a 912 sf home on 1.25 ac and Undeveloped Land
<b>West</b>	Rancho Drive;  City of Las Vegas Jurisdiction	R-3, Medium Density Residential District; C-2, General Commercial District	Budget Suites Apartments; Convenience Store with Gas Pumps; Undeveloped Land; and a Storage Facility

**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:	See attached memorandum.

**BACKGROUND INFORMATION:**

The subject site consists of three (3) parcels totaling 73.03 acres and is generally located at the northeast and southeast corners of Rancho Drive and Lake Mead Boulevard, more commonly known as the former Texas Station & Fiesta Casino properties that were constructed in the mid-1990's. After the COVID-19 pandemic, the casino operators surrendered their business licenses resulting in the expiration of the GED's (Gaming Enterprise Districts) and associated SUP's (Special Use Permits) six (6) months later. The casino buildings have recently been demolished. The Texas Station site has been completely cleared, while the Fiesta site did preserve the ice rink and parking garage.

The neighboring uses to the north of the applicant's proposed project currently consist of the Marcello Marketplace commercial subdivision, which contains a U.S. Bank branch office and a Del Taco fast food restaurant, among other uses along North Rancho Drive. East of Rancho Drive and north of Carey Avenue are the Nevada Energy Tonopah Substation; the West Wind Las Vegas Drive-in Theater and the North Las Vegas Airport. The easterly border consists of the BrightView Landscape Services office/yard; Walmart Supercenter and retail shops; and east of Allen Lane, a 912 square foot home on a 1.25-acre lot and a 0.62-acre undeveloped parcel; both of these parcels are part of the larger Lake Mead and Simmons Office PUD (Planned Unit Development) that is partially constructed.

**ANALYSIS:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Resort Commercial to Mixed-Use Neighborhood for the subject site. The applicant has also submitted a property reclassification (rezoning) request (ZN-06-2023) from C-2 (General Commercial District) and C-3 (General Service Commercial District) to a PUD (Planned Unit Development District), consisting of a mix of commercial and residential uses.

The Mixed-Use land use designation is intended to provide a more unified, pedestrian-oriented design that is conducive to creating self-supportive areas with a broader mix of housing types. These developments include areas where goods, services and residences are conveniently located and assessed. The Comprehensive Master Plan has three (3) distinct mixed-use categories which include Mixed-Use Neighborhood, Mixed-Use Commercial, and Mixed-Use Employment. The applicant is proposing Mixed-

Use Neighborhood for their development, as it includes a larger residential component than the commercial component.

According to the Comprehensive Plan, the characteristics and location for Mixed-Use Neighborhood (*proposed land use*) land use is predominately residential areas that may also contain any of the secondary uses as a component of the development. Secondary uses include neighborhood based commercial, 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. This mixed-use designation is intended to promote self-supporting neighborhoods that contain a variety of residential housing types. The residential component typically encompasses 75% of the ground area within Mixed-Use Neighborhood areas.

Mixed-Use Neighborhood developments 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. Where appropriate, these developments should be oriented to support mass transit options. The subject site is located along Rancho Drive (150-foot right-of-way) between Carey Avenue (100-foot right-of-way) and Coran Lane (60-foot right-of-way) with Lake Mead Boulevard (100-foot right-of-way) bisecting the site. Rancho Drive is also designated as a Rapid Bus route by the Regional Transportation Commission (RTC). Rapid Bus routes are a component of the RTC's high-capacity transit system referred to as On Board. The commercial component of the proposed development is similar in scale to Community Commercial establishments which are typically located at the intersection of two (2) 100-foot right-of-ways (arterial streets).

The Comprehensive Master Plan established Specific Planning Areas recognizing that there are geographic differences in both uses and conditions. These areas all have specific policies to address the various needs for each neighborhood. The subject site is located within a Specific Planning Area, referred to as the South District. The South District is one of the most mature portions of the city. The relatively affordable options in this area include small single-family residences, mobile homes, and multi-family developments. A challenge within this area is the Cheyenne Technology Corridor which runs along Cheyenne Avenue between the North Las Vegas Air Terminal to Interstate 15, which effectively isolates this area from other developing areas of the city. This proposed development should help stimulate revitalization within this neighborhood and increase connectivity within the district.

The Comprehensive Master Plan includes development policies for the South District. Specifically, "Policy RN5.2: Infill and Redevelopment", recommends the City actively pursues redevelopment of vacant properties to help stabilize existing neighborhoods. Vacant properties can negatively impact the neighborhood in a number of ways, including potential increased rates of crime and declining property values. The redevelopment of the subject site will create development opportunities while preserving or enhancing the value of the surrounding properties.

Since the Comprehensive Master Plan was adopted, numerous local and regional plans have been created to encourage flexibility of residential densities within mixed-use developments. The Southern Nevada Strong (SNS) Regional Plan for Sustainable Development envisions a community with a diversified economy; high quality education; diverse housing options; multi-modal transportation system; strong social service network; high-quality health care; and vibrant neighborhoods. SNS recommends aligning land uses with our existing and planned transportation network, to encourage a wider range of housing opportunities and prices. The proposed development will bring new employment opportunities as well as new housing options in the South District.

Land use plan amendments which include commercial developments that generate more than 6,250 average daily vehicle trips and are located within a half mile of the boundary of an adjacent municipal boundary are considered Projects of Regional Significance. The applicant provided an Impact Assessment Statement and their projected traffic analysis should generate 14,241 trips per day. The commercial component of the proposed development is primarily located around the intersections of Rancho Drive with Carey Avenue and Lake Mead Boulevard. All three streets are major arterials within the city and are designed to accommodate the traffic generated by the proposed development.

The subject site, formerly the Texas Station & Fiesta Casinos, was previously a neighborhood and regional destination for entertainment and dining. With the proposed Mixed-Use Neighborhood designation the site may continue as a regional destination for entertainment while adding new housing opportunities for the City of North Las Vegas. This land use amendment, along with the request for a property reclassification to a PUD (ZN-06-2023), will provide the opportunity for a new neighborhood and regional destination within our city. The planned development will add more family-friendly entertainment experiences, dining options, and employment. In addition, the proposed development incorporates pedestrian priority areas, community event spaces, and strong connections to the new and existing neighborhoods.

### **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:**

Clark County Department of Aviation Memorandum

Letter of Intent

Boundary Map

Project of Regional Significance Impact Assessment

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map