



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 18

TO: Planning Commission

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

SUBJECT: T-MAP-21-2023 MIDDLE TETON CENTER. Applicant: Middle Teton Capital Management. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to Allow a Single-Lot Commercial Subdivision on 4.35 acres. Location: Northeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a tentative map in in a C-1, Neighborhood Commercial District for single-lot subdivision on approximately 4.35 acres. The subject site is located at the northeast corner of Decatur Boulevard and Grand Teton Drive. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
On August 9, 2023, Planning Commission approved a special use permit (SUP-32-2023) to allow a vehicle washing establishment.
On June 14, 2023, Planning Commission approved a special use permit (SUP-29-2023) to allow a mini-warehousing establishment.
At the City Council Meeting on November 16, 2022, the amendment to the Comprehensive Master Plan (AMP-12-2022) to change the land use designation from Single-Family Low to Neighborhood Commercial was approved.
At the City Council Meeting on November 16, 2022, the property reclassification Ordinance #3153 (ZN-24-2022) from R-E, Ranch Estates District to a C-1, Neighborhood Commercial District was approved.
An in person and zoom neighborhood meeting was held on August 4, 2022, at 3050 E. Centennial Parkway (Sky View Multi-Generation Center) at 6:30 pm. The meeting summary from the applicant stated 23 neighbors attended and several concerns were discussed.
On July 14, 2022, there was a Task Force (TF-58-2022) meeting was held for a property reclassification from R-E, Ranch Estates District) to a C-1, Neighborhood Commercial District

for a commercial center.
At the City Council Meeting on August 21, 2019, the property reclassification (ZN-21-19) from R-E, Ranch Estates District to a C-1, Neighborhood Commercial District was withdrawn by the applicant.
At the City Council Meeting on August 21, 2019, the amendment to the Comprehensive Master Plan (AMP-09-19) to change the land use designation from Single-Family Low to Neighborhood Commercial was withdrawn by the applicant.
At the City Council Meeting on August 21, 2019, the special use permit (UN-47-19) to allow a convenience food store with gas pumps was withdrawn by the applicant.
At the City Council Meeting on August 21, 2019, the special use permit (UN-48-19) to allow an "On-Sale" liquor license (Restricted Gaming) with a request for a waiver from the 500-foot separation from developed residential was withdrawn by the applicant.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

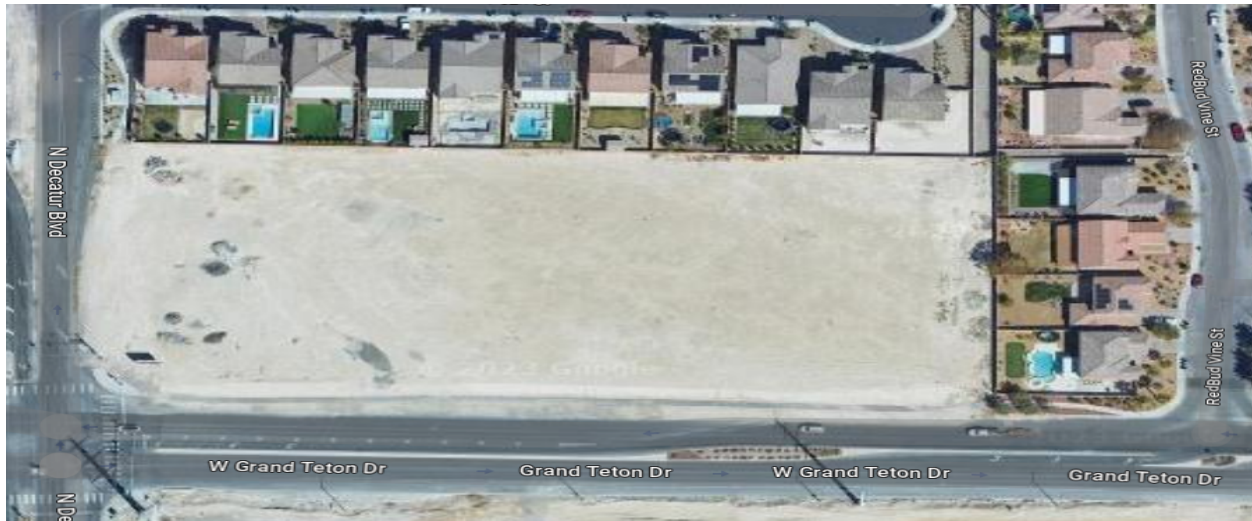
	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped Land
North	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
South	Master planned Community	C-1 MPC, Neighborhood Commercial Master Planned Community and RZ25 MPC, Residential Zone Up to 25 Du/Ac Master Planned Community	Proposed Commercial and Developing Residential
East	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
West	Residential (City of Las Vegas)	RPD-7, Residential Planned Community (City of Las Vegas)	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
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 of a single-lot subdivision tentative map. The project is located at the northeast corner of Decatur Boulevard and Grand Teton Drive on 4.35 acres. The parcel is zoned C-1, Neighborhood Commercial District and has a land use designation of Neighborhood Commercial. The applicant is proposing a project that will consist of three buildings containing a restaurant with a drive-thru, a mini warehouse and a vehicle-washing establishment. The total square footage for the commercial uses will be 64,413 square feet.



The subject site is adjacent to City of Las Vegas to the west where there are existing single-family homes and proposed commercial to the south of Grand Teton Drive. The proposed tentative map is consistent with the proposed land use and zoning for the subject site.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions.

The proposed tentative map is compatible with the existing residential and the adjacent future planned commercial development. Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
8. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Grand Teton Dr (50-feet ½ street)
 - b. Decatur Blvd. (50-feet ½ street)
10. The Decatur Blvd driveway shall include a bus stop with an exclusive right turn lane in accordance with CCAUSD 234.4.

11. The project driveways will be restricted to right-in / right-out movements only.
12. The development shall dedicate additional right-of-way in accordance with CCAUSD 201.1.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a sidewalk easement for sidewalk located on private property, when that sidewalk is providing public access adjacent to the right-of-way.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Adjacent to an (80) foot right-of-way, a common lot and / or landscape and sidewalk easement, with a minimum width of (5) feet, shall be provided behind the required bus turn-out.
17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
18. The applicant is responsible for acquiring any easements needed to construct the project.
19. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Zoning Map