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CROWELL

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October 1, 2024

VIA ELECTRONIC UPLOAD

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *Justification Letter –Zone Change, Special Use Permits, Site Plan Review,
Waiver, and Tentative Map
Intercapital Asset Management, LLC
Tropical and Pecos***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 10.41 acres at the southeast corner of East Tropical Parkway and North Pecos Road. The property is more particularly described as Assessor's Parcel Number 123-30-301-002 ("the Property"). The Property is zoned Neighborhood Commercial (C-1) with a land use designation of Neighborhood Commercial (NC). The Applicant is requesting a zone change, site plan review, special use permits, waiver, and single lot commercial tentative map for a commercial development which will include a mini-storage facility, hospital, tavern, retail, and two drive-thru restaurants.

Zone Change

The Applicant requests a zone change from C-1 to General Commercial (C-2). There have been several proposed developments on the Property, including residential and commercial. Based on past neighborhood meetings and feedback from the neighbors in the immediate area, commercial is preferred on the Property. The Applicant is proposing various uses that are compatible with that request, providing appropriate neighborhood uses for the community. The request to C-2 is conforming under the existing Neighborhood Commercial master plan designation.

All proposed uses are permitted by right, or with the approval of a special use permit, under the current C-1 zoning district, with the exception of the hospital, due to overnight stays. Neighbors have expressed support of the hospital use during the neighborhood meeting. With that, the proposed zone change will not adversely affect the area nor allow uses that are not already contemplated under the existing C-1 zoning.

Special Use Permits

Taverns, mini-storage facilities, and hospitals are permitted in the C-2 zoning district upon the approval of a special use permit. All three (3) uses are appropriate within residential area and will be utilized by the surrounding communities.

The mini-storage facility will be located along the southern portion of the site, setback from the residential 30-feet, providing between 20 to 30-feet of landscaping. The Applicant is providing a double row of intense landscaping to further protect the residents to the north and south and has removed the roll-up doors and drive aisle along the southern property line. The mini-storage facility will be gated with access granted only to those with a paid unit. Mini-storage facilities are quiet uses with extremely low traffic counts. The proposed use will not create a negative impact on the residential to the south and will provide a needed residential use in the area. Hours of operation for the mini-storage will be 6:00am to 10:00pm, not 24 hours.

The hospital would be centrally located on the site and setback a minimum of 85-feet from adjacent residential to the east, which includes 21-feet of landscaping. The proposed hospital will be a rehabilitation hospital for various conditions including stroke, brain injury, hip fracture and other complex neurological and orthopedic conditions. There will be no drug or alcohol rehabilitation at the proposed hospital. The hospital will have inpatient services with a total of 60 beds. The proposed hospital is a low intensity use when it comes to traffic, light, and noise, and is compatible and harmonious with the surrounding residential and other proposed uses.

The tavern (full on-sale and restricted gaming) would be located on the northwest corner of the Property at the intersection of Pecos and Tropical. The tavern will also provide a sit down restaurant area for families, which has been requested from many neighbors who attended the neighborhood meeting. Taverns are required to be a minimum of 500-feet from residential. Here, the Applicant requests to allow for a reduced separation to the north, west, and east, all of which are buffered by an adequate barrier, as required by Code. The residential to the east would be sufficiently buffered by the proposed restaurant and retail uses shown on the site plan. The residential to the north and west will be buffered the existing right-of-ways, both major arterials with heavy traffic noise. Therefore, the proposed use permit to reduce the distance separation would not affect the existing residential.

Site Plan Review

As noted above, the Applicant is proposing a mini-warehouse facility, rehabilitation hospital, a tavern, two drive-thru restaurants, and a retail building.

The mini-storage facility will be three-stories, with a maximum height of 35-feet, and a total of 1,287 units. C-2 permits for up to 60-feet. However, the Applicant is providing a building height of only 35-feet, per the feedback received at the neighborhood meeting, which is permitted under the existing C-1 zoning. The mini-storage will be gated with both externally and internally accessible units. The roof line is flat with various height articulations to meet the design

requirements for commercial uses.

The hospital will be located in the center of the Property and will be single-story with a total of 63,967 square feet. The hospital includes various outdoor open space areas for patients to assist in their rehabilitation. The outdoor space will be utilized during daytime hours only. The hospital will be a low intensity use and is compatible and harmonious with the surrounding residential and other proposed uses.

The tavern, drive-thru restaurants, and retail building will be located along the northern side of the Property to allow for easy access from Tropical Parkway. The buildings will be single story with a maximum height of 26-feet. The rooflines will include articulations to meet the design standards within the Code. The tavern will have a small outside dining area located on the north side of the building.

The Applicant is providing a total of 252 parking spaces where 242 spaces are required. The perimeter landscaping along the east and south property lines ranges from 20-feet to over 30-feet, with a double row of trees, to provide adequate buffering for the residential. Access to the Property is provided from both Pecos Road and Tropical Parkway to ensure adequate circulation onto and through the Property.

Waiver of Use-Specific Standard

Twenty-six percent of the net lot area is provided as open space, exceeding the required twenty-four percent. The Applicant requests a waiver to allow 9,792 square feet of the open space requirement for frontage open space for the hospital where 13,300 square feet is required. The intent of Chapter 17.20.020(B)(6)(i), which requires a minimum of three-fourths (3/4) of the total open space requirement be dedicated to the hospital frontage, is to provide a setting for the building and visual continuity within the community for major hospitals situated on large properties. Notable examples of larger landscaped frontages are seen at the North Las Vegas VA Medical Center, Centennial Hills Hospital, and Summerlin Hospital Medical Center. In contrast, the proposed hospital is smaller and integrated within a commercial development featuring numerous different uses. As a compensating benefit, the total landscaping as proposed exceeds the minimum open space requirements, and meets the intent of Chapter 17.20.020(B)(6), by promoting visual continuity with the surrounding environment and contributing to an aesthetically pleasing development.

Tentative Map

Lastly, the Applicant is submitting a single lot commercial subdivision tentative map as a companion application with this project.

October 16, 2024
Page 4

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Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

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Bob Gronauer

Neighborhood Meeting Summary
Tropical Parkway and Pecos
September 9, 2024

A neighborhood meeting was held on Monday, September 9, 2024 at 5:30 p.m. at the Skyview YMCA at 3050 E. Centennial Pkwy in North Las Vegas. Liz Olson attended on behalf of the developer. Approximately 60 members attended the meeting. The residents posed the following questions and concerns regarding the proposed development:

- Neighbors expressed concerns regarding the C-2 zone change and the zoning district remaining regardless of whether the project moves forward.
- General questions regarding tavern operations.
- Concerns regarding the height of the mini-storage.
- Requests to enhance the landscape buffer adjacent to the existing residential.
- Neighbors expressed support of the medical clinic.

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:121 ORIGINAL.

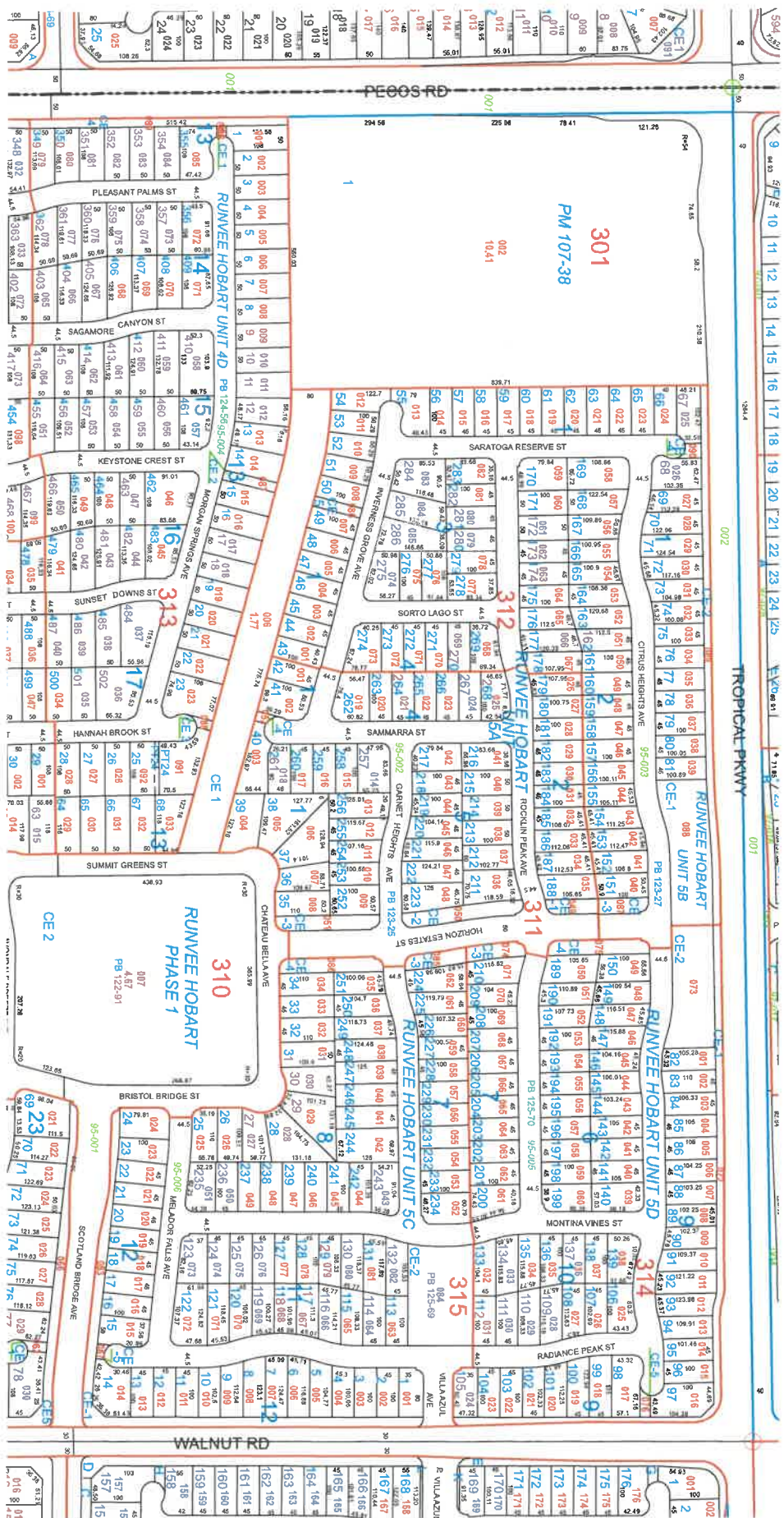
MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- MATCH / LEADER LINE
- SUB-SURFACE POL
- HISTORIC LOT LINE
- HISTORIC PLAT BOUNDARY
- SECTION LINE

BOOK	T19S R6E2	SEC	30	MAP	N 2 SW 4	123-30-3
00 101	102 103	1	2	3	4	5
25 124	123 122	6	7	8	9	10
38 139	140 141	11	12	13	14	15

Scale: 1" = 200'	Rev: 12/29/2020
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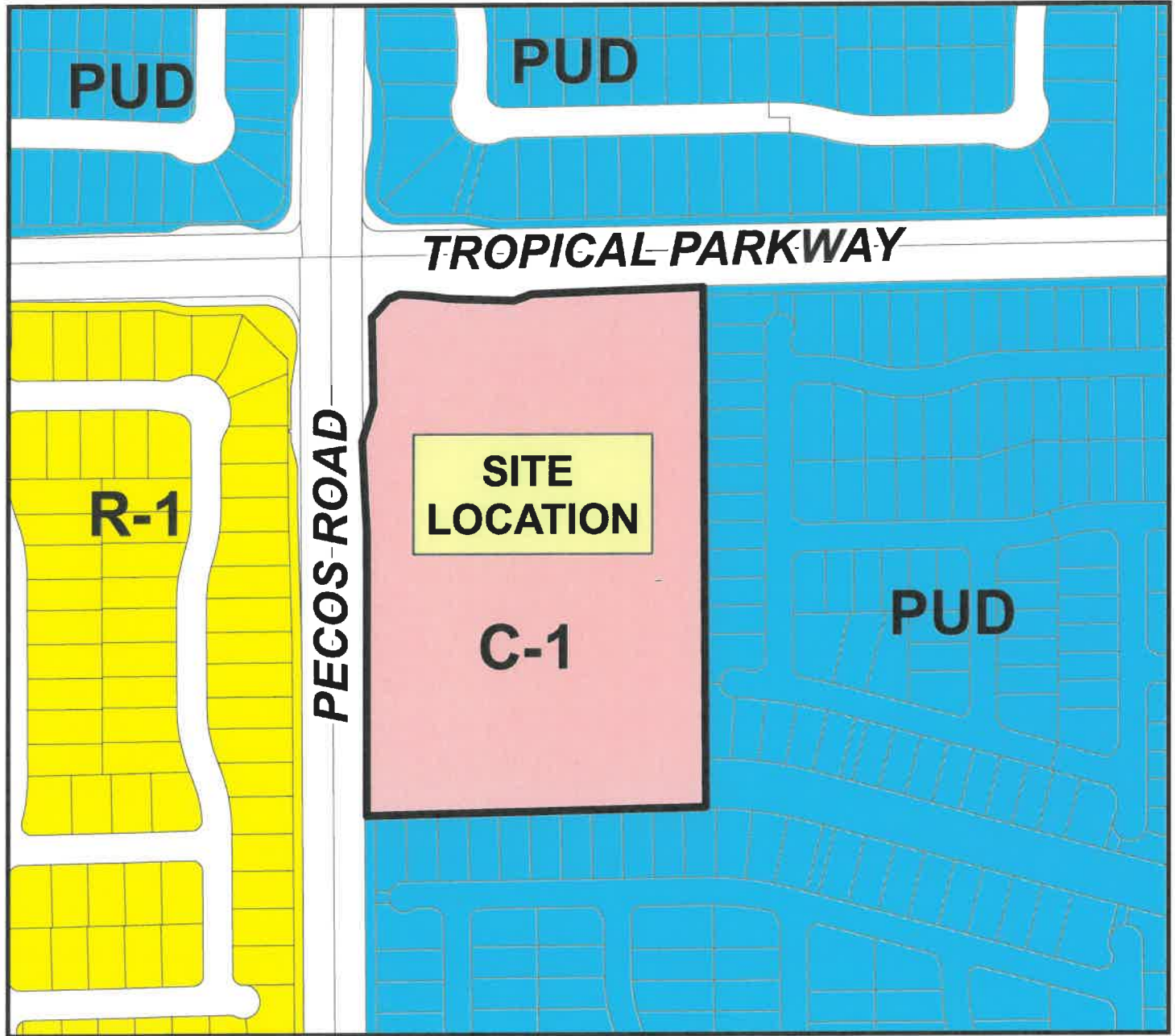
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Intercapital Asset Management
Application Type: Property Reclassification
Request: From C-1, Neighborhood Commercial District, to a
C-2, General Commercial District
Project Info: Southeast Corner of Pecos Road and Tropical Parkway
Case Number: ZN-17-2024

10/09/2024

