



Planning Commission Agenda Item

Date: March 12, 2025

Item No: {{item.Number}}

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director of Land Development & Community Services
Prepared By: Robert Eastman, AICP, Manager, Planning and Zoning

SUBJECT: **SUP-40-2022 STATION CASINO (Public Hearing).** Applicant: NP Tule Springs LLC. Request: An Extension of Time for a Special Use Permit in a C/RC PCD, Commercial / Resort Casino Planned Community District, to Allow a Hotel and Casino. Location: Northwest corner of Clark County 215 and Losee Road. (APNs 124-14-810-003 through 124-14-810-005 and 124-23-510-001) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a special use permit to allow a hotel and casino within a C/RC PCD Commercial / Resort Casino Planned Community District. The subject site's Comprehensive Master Plan land use designation is Master Planned Community. The proposed 705,906 square foot hotel and casino will be located at the northwest corner of Clark County 215 and Losee Road. The subject site which is 66.86 acres is comprised of four (4) undeveloped parcels. The subject property, is a part of Village 2 in the Villages at Tule Springs Master Planned Community. The Villages at Tule Springs Land Use designation for the parcel is Commercial / Resort Casino.

BACKGROUND INFORMATION:

Previous Action

At the City Council Meeting on November 16, 2022, the property reclassification from C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone up to 13 DU/AC Master Planned Community District to C/RC PCD, Commercial / Resort Casino Planned Community District was approved.

At the City Council Meeting on November 16, 2022, the request to establish a Gaming Enterprise District (GED-01-2022) in a C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone up to 13 DU/AC Master Planned Community District, proposed C/RC PCD, Commercial / Resort Casino Planned Community District was approved.
On September 14, 2022, Planning Commission approved Site Plan Review (SPR-05-2022) to develop a hotel and casino.
A neighborhood meeting was held on July 25, 2022 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, NV. The sign in sheet from the meeting indicated there were 33 people in attendance. The meeting summary further stated that the attendees expressed concerns with Station Casinos business practices, and the closures of the Texas Station and Fiesta Casinos.
On June 3, 2015, City Council approved the Second Amended and Restated Development Agreement for The Villages at Tule Springs (formerly known as Park Highlands East). The amended development agreement proposed a casino in Parcel 2.21 (the subject site). It also acknowledged the need for any future developer to obtain a Gaming Enterprise District and required special use permit.
On July 14, 2022, a Task Force Meeting (TF-59-2022) was held between the applicant and City Staff. At the meeting staff explained the process for a new GED within the master planned community and the other required entitlements for the development of the site. The applicant was informed at this meeting, that any proposed residential component to the site would require a major modification to the land use plan and development agreement as Parcel 2.21 currently is not proposed with any residential units.
On June 11, 2008, Planning Commission approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On September 2, 2015, City Council approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On June 11, 2008, Planning Commission approved ZN-13-08, to reclassify the subject site to PUD/ MPC, Planned Unit Development Master Planned Community. The rezoning was later withdrawn during the September 2, 2015 City Council meeting.
On June 11, 2008, Planning Commission approved UN-50-08, a special use permit to allow a hotel and casino on the subject site.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	C/RC PCD, Commercial / Resort Casino Planned Community District	Undeveloped
North	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped
South	Master Planned Community and Single-Family Medium (up to 13 du/ac) Residential	PUD, Planned Unit Development, R-CL, Single Family Compact Lots Residential District and R-2 PCD, Medium High Density Residential Planned Community District	Clark County 215 and Existing Single Family Homes
East	Mixed-Use Neighborhood	R-E, Ranch Estates Residential District	Undeveloped
West	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District and PSP MPC, Public / Semi Public Master Plan Community	Undeveloped

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.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting an extension of time on an approved special use permit to allow a casino/hotel within a proposed C/RC PCD Commercial / Resort Casino Planned Community District. The current zoning classification for the subject site is C/RC PCD,

Commercial / Resort Casino Planned Community District. The subject site's Comprehensive Master Plan land use designation is Master Planned Community. The subject site which is 66.86 acres is comprised of four (4) undeveloped parcels.

The subject site is strategically located adjacent to the Clark County 215 just northwest of the future Losee Road interchange. The proposed hotel and casino is located within Village Two of the Villages at Tule Springs Master Planned Community. The Conceptual Land Use Plan for the Villages at Tule Springs designates the subject site as Commercial / Resort Commercial Casino. The C/RC Commercial / Resort Casino Planned Community District, is intended to provide for the development of safe, attractive, vibrant retail and service areas in a Resort/Casino setting, including gaming establishments.

The Villages at Tule Springs is a master planned community that will feature a mix of residential, commercial and mixed-use areas, offering great neighborhoods, shopping, dining, and recreation in a cohesive and connected community. Development has not yet occurred within Village Two. Planned uses within Village Two include low to medium density residential neighborhoods; a series of parks and trails; an elementary school site, a mixed use site; a regional detention facility; and the proposed commercial/resort casino. The Villages at Tule Springs and specifically Village Two was master planned to include the proposed hotel and casino which was contemplated and accepted by the City with the Second Amended and Restate Development Agreement that was approved on June 3, 2015.

According to the letter of intent, the applicant is working with the Master Developer of The Villages at Tule Springs to bring necessary utilities and infrastructure to the subject site. According to the Master Developer the necessary infrastructure will not be available to the site until 2027 – 2028. Until that time, construction of the Hotel / Casino cannot be started. According to the original letter of intent, the resort will be constructed in two (2) phases. Upon completion of Phase 2, the resort hotel and casino would have approximately 705,906 square feet of amenities that will include 600 hotel rooms, 75,726 square foot casino area, a food hall, restaurants including outdoor dining, entertainment spaces such as a bowling center and a movie theater, banquet facilities, and a resort style pool.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

Staff has no objections to the proposed hotel and casino. The proposed use is consistent with the proposed zoning designation and Comprehensive Master Plan Land Use. This use is also consistent with the parameters set forth in the Second Amended and Restated Development Agreement and the Villages at Tule Springs Land Use Plan. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site as the proposed use should be compatible with the future development and nearby residential areas. Furthermore, as the required infrastructure will not be in place until 2027-2028 Staff is recommending approval of a four year extension of time for proposed use.

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.
2. Unless an extension of time is granted UN-40-2022 will be null and void after March 12, 2029.

Public Works:

3. 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.

4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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. A queuing analysis may be required. Clark County concurrence is required.
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. Losee Road
 - b. Severance Lane
 - c. Collette Street
10. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. The property owner shall grant a 5' PUE along the property boundary adjacent to public right of way.
11. The property owner is required to grant a roadway easement for proposed commercial driveway(s).
12. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. Right of way dedication and construction of a right turn lane is required at both proposed entrances on Losee Road.

14. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
15. Right of way dedication and construction of a RTC bus turn-out is required on Losee Road south of the proposed main entrance location per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
16. 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor plan
Landscape Plan
Elevations
Assessor's Parcel Map
Location and Zoning Map