



Planning Commission Agenda Item

Date: May 8, 2024

Item No: 10

TO: Planning Commission

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

SUBJECT: T-MAP-04-2024 LOSEE PLAZA. Applicant: Omni Family Limited Partnership. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to allow a Two-Lot Commercial Subdivision on 17.71 Acres. Location: Northeast Corner of Losee Road and Deer Springs Way. (APNs 124-24-201-005 & 124-24-201-006) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a tentative map in a C-1, Neighborhood Commercial District to allow for 2 commercial lots to be subdivided for development on approximately 17.71 acres. The subject site is located at the northeast corner of Losee Road and Deer Springs Way. The Comprehensive Master Plan Land Use designation for the subject site is mixed use neighborhood.

BACKGROUND INFORMATION:

Previous Action
SUP-05-2024 At the Planning Commission Meeting on March 13, 2024 A Special Use Permit for a Convenience Store with Gas Pumps was approved.
SUP-06-2024 At the Planning Commission Meeting on March 13, 2024 A Special Use Permit for a Car Wash Attached to a Convenience Store was denied.
SUP-07-2024 At the Planning Commission Meeting on March 13, 2024 A Special Use Permit for a Standalone Car Wash was approved.
SUP-08-2024 At the Planning Commission Meeting on March 13, 2024 A Special Use Permit for a Tavern was approved.
SUP-09-2024 At the Planning Commission Meeting on March 13, 2024 A Special Use Permit for a Mini-Warehouse was approved.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	C-1 Neighborhood Commercial	Undeveloped Land
North	Right-of-Way	O-L Open Land	C.C. 215 Northern Beltway
South	High Density Residential	R-3 Multi-Family Residential	Existing Multi-Family Residential
East	Mixed-Use Neighborhood	PUD Planned Unit Development	Existing Residential
West	PUD Planned Unit Development	PUD Planned Unit Development	Existing Residential

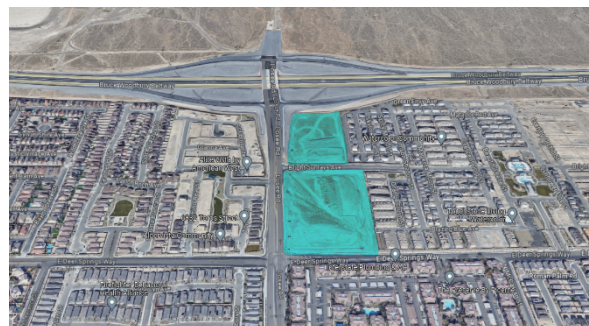
DEPARTMENT COMMENTS:

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 two-lot commercial subdivision tentative map. The project is located at the northeast corner of Losee Road and Deer Springs Way on 17.71 acres. The parcel is zoned C-1, Neighborhood Commercial District and has a land use designation of Mixed-Use neighborhood.

According to the letter of intent, the proposed two-lot commercial tentative map would be for a future commercial development. The applicant is proposing a project that will consist



of the following:

- **Northern Portion**

- Nothing has been formally submitted, but retail buildings and quick serve restaurants with drive-thru were proposed.
- A hotel has also been proposed for this portion of the development which would require a special use permit.

- **Southern Portion**

- A mini-warehousing establishment (SUP-09-2024)
- Two (2) retail buildings
- A big box retail establishment
- A tavern (SUP-08-2024)
- Three (3) quick serve restaurants with drive thru
- A convenience food store with gas pumps (SUP-05-2024)
- A vehicle-washing establishment (SUP-07-2024)



The proposed tentative map contains two (2) lots separated by Bright Sunrays Avenue. Access to the northern portion will be by one (1) drive on Losee and one (1) from Bright Sunrays Avenue. The southern portion will be accessed by one (1) access from Bright Sunrays Avenue; one (1) access from Losee Road; and one (1) access from Deer Springs Way.

The C-1, Neighborhood Commercial District is appropriate and compatible with the surrounding area of existing commercial and residential uses. The future development of the site should meet all Commercial Design Standards including but not limited to landscaping, parking and building design, which will be addressed during the building permit review process. This project should add needed commercial to the area, adding shopping convenience to the surrounding neighborhoods. Staff has no objections to the proposed tentative map and recommends approval subject to the conditions listed.

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 Public Works (CCPW) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. 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.
6. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. 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.
8. 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 (curb & gutter, and sidewalk)
9. Dedication of right-of-way for the existing sidewalk from the beltway right-of-way to the south.
10. The property owner is required to grant a roadway easement for commercial driveway(s) and an existing bust stop loading pad.
11. A revocable encroachment permit is required for any landscaping within the public right-of-way is required if applicable.
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. 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

Tentative Map

Clark County Assessor's Map

Location and Zoning Map