



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 5

TO: Planning Commission

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

SUBJECT: T-MAP-12-2024 TROPICAL / PECOS COMMERCIAL. Applicant: Intercapital Asset Management. Request: A Tentative Map in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District), to allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a tentative map in a in a C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District), to allow a single-lot commercial subdivision. The subject site is 10.41 acres located at the southeast corner of Pecos Road and Tropical Parkway. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting held on September 9, 2024, at 5:30 p.m. at the Skyview YMCA at 3050 East Centennial Parkway. According to the summary of the neighborhood meeting, stated 60 people attended the meeting. The main concerns were about the zone change to a higher commercial category, building height and the need for landscape buffering to the existing residential.
A Task Force meeting held on August 22, 2024 (TF-30-2024) for a proposed property reclassification from a C-1, Neighborhood Commercial District, to a C-2, General Commercial District for quick service restaurants (fast food), a mini warehouse, a hospital and retail buildings.
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map to Neighborhood Commercial was approved by the City Council on June 4, 2003

RELATED APPLICATIONS:

Application #	Application Request
ZN-17-2024	A property reclassification of 10.41 acres from C-1, Neighborhood Commercial District, to a C-2, General Commercial District
SUP-56-2024	A special use permit to allow a mini warehouse establishment.
SUP-57-2024	A special use permit to a hospital.
SUP-58-2024	A special use permit to allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 500-foot separation from developed residential.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
South	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
East	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
West	Single-Family Low	R-1, Single-Family Low Density District	Existing single-family dwellings

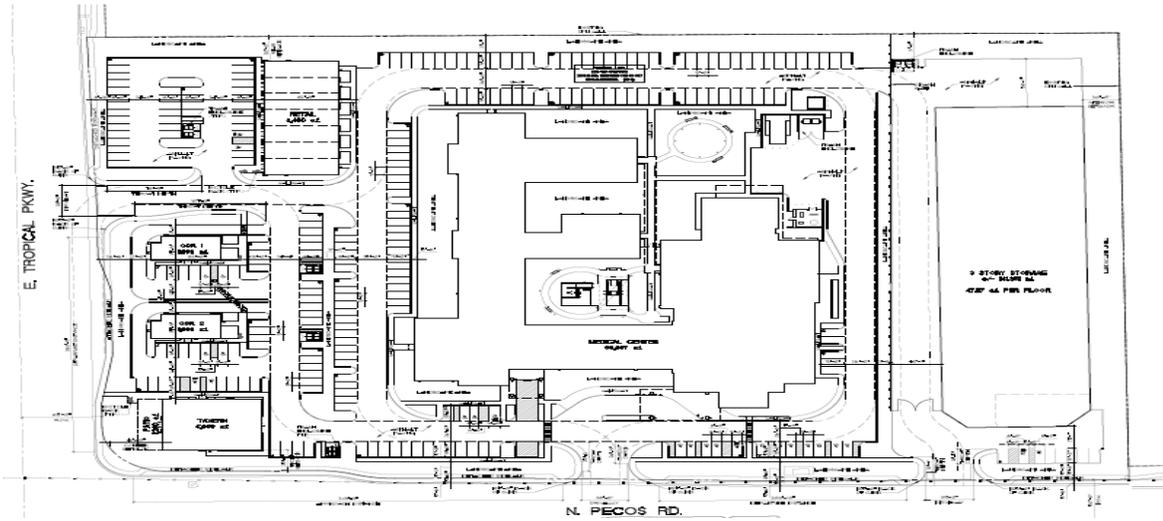
DEPARTMENT COMMENTS:

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 southeast corner of Pecos Road and Tropical Parkway on 10.41 acres. The applicant has also submitted requests for a property reclassification (ZN-17-2024) from C-1, Neighborhood Commercial District, to a C-2, General Commercial

District. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial. The applicant proposes a project consisting of six (6) buildings containing two (2) restaurants with a drive-thru, a retail building, a mini warehouse, and a hospital. The total square footage for the commercial uses will be 16,792 square feet. The total square footage for the hospital is 63,967 square feet and the mini-warehouse will be 141,351 square feet. The site will have access from an entrance on both Tropical Parkway and Pecos Road.



The subject site is surrounded by existing single-family residential subdivisions with the nearest commercial within two (2) miles to the north, east and west of the proposed site. The added commercial will help to balance the neighborhood with both residential and commercial zonings. In addition, pedestrian access including a walkway will be required from the existing trail to the east to the proposed commercial retail 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 appropriate with the Comprehensive Master Plan Land Use designation of Neighborhood Commercial, which has been the Land Use since 2006. 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.
2. The applicant shall add pedestrian access including an identified walkway from the

existing trail to the east to the proposed commercial retail site.

3. The required 20 foot landscaped buffer area adjacent from the existing residential to the south and east shall be planted with a double row of off-set 24" box trees staggered every 20 feet on center.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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 numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. The developer is required to construct a raised median within Tropical Parkway. The median shall be constructed per Clark County Area Uniform Standard Drawing numbers 218 and 219 "A" type island curb.
10. 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. Tropical Parkway (Half street w/ median island)
 - b. N. Pecos Road (Half street)
11. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required N Pecos Rd and Tropical Parkway per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
12. Right-of-way dedication and construction of a RTC bus turn-out is required on Tropical Parkway near N. Pecos Rd. It is suggested that the applicant provide the

bus stop placement within the exclusive right turn lane for the property per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.4.

13. Landscaping shall be in compliance with the City of North Las Vegas Municipal Code 17.24.100.D.6, Traffic Sight Visibility, which states: "Landscaping shall be maintained so that it will not interfere with traffic sight distance, street signs or traffic signs/lights."
14. The property owner is required to grant a roadway easement for commercial driveway(s).
15. The property owner is required to grant a 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. (Granted per separate document using a Sidewalk Easement)
16. A revocable encroachment permit for landscaping within the public right-of-way is required.
17. Appropriate subdivision and/or parcel mapping is required to complete this project. 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. Conformance may require modifications to the site.
18. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
19. The applicant is responsible for acquiring any easements needed to construct the project.
20. 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.
21. All off-site improvements must be completed prior to final inspection of the first building.
22. 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