



**CITY OF NORTH LAS VEGAS
PLANNING COMMISSION
REGULAR MEETING
SUMMARY MINUTES**

January 10, 2024
6:00 p.m., Council Chambers,
2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

Website - <http://www.cityofnorthlasvegas.com>

CALL TO ORDER

Chairman Calhoun called the meeting into order at 5:30 P.M.

WELCOME

Chairman Calhoun welcome all who were attending the meeting

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

City Clerk Jackie Rodgers confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley
Commissioner Villeda
Commissioner Warner
Commissioner Zeiler

STAFF PRESENT

Assistant City Attorney Claudia Aguayo
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
City Clerk Jackie Rodgers
Chief Deputy City Clerk Cherry Lawson
Deputy City Clerk II Daisy Rivera

PLEDGE OF ALLEGIANCE

Led by **Commissioner Warner**

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment. No comments were received.

AGENDA

1. Planning Commission Regular Meeting Agenda of January 10, 2024. (For Possible Action; Recommendation – Approve)

Planning Manager Robert Eastman stated the City received a letter from DR Horton requesting a 30-day continuance to the February 14, 2024 Planning Commission Meeting for Tropical/Walnut (AMP-11-2023, ZN-15-2023, T-MAP-24-2023).

MOTION: *Vice Chairman Greer moved to approve the agenda with amendments.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of December 13, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Vice Chairman Greer moved to approve the Consent Agenda.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

3. SUP-62-2023 CHEYENNE/LOSEE INDUSTRIAL PROJECT (Public Hearing).

Applicant: Olympic Pallets, Inc. Request: A Special Use Permit in an M-2 (General Industrial District) to allow Outdoor Manufacturing and Production (Pallet Manufacturing). Location: East Side of Losee Road Approximately 400 Feet North of Cheyenne Avenue. (APN 139-11-801-005). Ward 2. (For Possible Action)

Mr. Eastman explained that this is a request for a Special Use Permit within the M-2 General Industrial District to allow an Outdoor Manufacturing and Production Facility specifically for pallet manufacturing. This is a currently a vacant lot that the applicant is proposing to develop into outdoor manufacturing.

John Lopeman, Ethos Three Architecture, 8985 Southeastern Avenue, Las Vegas, representing the applicant stated that he spoke with **Principal Planner Duane McNelly** regarding the off-site construction issue, and that the applicant is aware of that and agree with the conditions.

[5:37 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City received one comment card in opposition and one card in support of the project.

[5:37 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

Commissioner Warner stated it is a great site and wonder whether the applicant knew when the site would be open for business.

Commissioner Villeda asked whether the applicant could confirm the number of jobs the site would bring forward. **Francisco Orozco, Director of Operations, Olympic Pallets, 3600 Procyon Avenue, Las Vegas** stated they are looking to employ approximately 60 employees at this location.

MOTION: ***Commissioner Villeda moved to approve SUP-62-2023 CHEYENNE /LOSEE INDUSTRIAL PROJECT with staff's recommendations.***

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

4. SUP-69-2023 BOJANGLES (Public Hearing). Applicant: Kingsbarn Realty Capital. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Northwest corner of Craig Road and Valley Drive. (APN 139-06-201-003). Ward 3. (For Possible Action)

Mr. Eastman provided an overview to Item Nos. 4, 5 and 6; however, each requiring a separate motion. This is a request for a convenience store with gas pumps. Two of them before you require a Special Use Permit, which is the convenience food store with gas pumps, and then also a vehicle washing establishment. The other uses are a mix of mostly, it appears, fast food restaurants.

City staff is recommending some minor amendments to the conditions. He read those amendments into the record stating, specifically for Item 4, Condition No. 16 would read, as provided below;

Condition No. 16. Commercial driveways are to be constructed in accordance with CCAUSD numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV for the applicant stated the applicant has reviewed the revised conditions and agree with the conditions of approval.

[5:49 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Ms. Rodgers stated that the City have received two comment cards in oppositions of the project.

[5:49 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

MOTION: *Commissioner Riley moved to approve SUP-69-2023 BOJANGLES with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

5. **SUP-71-2023 BOJANGLES (Public Hearing).** Applicant: Kingsbarn Realty Capital. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle Washing Establishment. Location: Northwest corner of Craig Road and Valley Drive. (APN 139-06-201-003). Ward 3. (For Possible Action)

This is a Special Use Permit for a Vehicle Washing Establishment. The car wash did not submit a building elevation. The City is in support of both use permits, and feel as though both will be a positive addition as part of the entire center. We do not expect a negative impact on the surrounding neighborhood.

The exact same condition, Condition 16, would be the same condition would will apply to this, to Item 5 as well.

Condition No. 16. Commercial driveways are to be constructed in accordance with CCAUSD numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

City staff is also requesting an additional condition which would read, *that hours of operation for the vehicle washing establishment shall be limited to from 7 a.m. to 7 p.m.*

Tony Celeste, Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV the applicant has reviewed the conditions of approval and is in agreement with staff recommendations.

[5:54 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

Fred Smith, Fabulous Freddy's, 18 Garden Rain, Las Vegas, NV expressed concern with the saturation of vehicle car wash establishments in the area as well as the usage of water being used to wash the vehicles.

Ms. Rodgers stated the City did receive a letter in opposition and two comment cards in opposition of the project.

[5:59 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

Commissioners Zeiler and Guymon expressed over the number of water use projects that the come before the Commission. They request a site plot area map of all of the car washes in the area, as it feels as though each month the Commission is deliberating on this type of business each month.

MOTION: *Commissioner Warner moved to approve SUP-71-2023 BOJANGLES with staff's recommendations.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

6. **T-MAP-26-2023 BOJANGLES.** Applicant: Kingsbarn Realty Capital. Request: A Tentative Map in a C-1 (Neighborhood Commercial District) to allow a Single-Lot Commercial Subdivision on 5.49 Acres. Location: Northwest Corner of Craig Road and Valley Drive. (APN 139-06-201-003). Ward 3. (For Possible Action)

This item is the associated Tentative Map for a single lot commercial subdivision located to the northwest corner of Craig and Valley. The associated Tentative Map is a single-lot commercial Tentative Map to allow the developer to ultimately, after the single lot is developed, is the property owner then splits it back up through a record of survey, which is all done administratively with us and the county, and then sell, sell those parcels off to the individual, tenants, of the buildings, the entire site does meet the parking standards.

For all the uses and the Tentative Map, we are recommending approval subject to conditions.

For Item No. 6, the Commercial Driveway Condition would apply, but would be Condition No. 9 as provided below;

Condition No. 9. The applicant shall provide the required foundational landscaping of six (6) feet and required parking lot landscaping.

MOTION: **Commissioner Zeiler moved to approve T-MAP-26-2023 BOJANGLES with staff's recommendations.**

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

7. **AMP-11-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: An Amendment to the Comprehensive Master Plan to change the land use designation from Single-Family Low to Single-Family Medium. Location: Northwest corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) ***(Continued from December 13, 2023)***

ACTION: **CONTINUED TO FEBRUARY 14, 2024**

8. **ZN-15-2023 TROPICAL AND WALNUT (Public Hearing).** Applicant: DR Horton. Request: A Property Reclassification of 10.85 acres from R-1 (Single-Family Low Density Residential District) to a PUD (Planned Unit Development District). Location: Northwest corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) ***(Continued from December 13, 2023)***

ACTION: **CONTINUED TO FEBRUARY 14, 2024**

9. **T-MAP-24-2023 TROPICAL AND WALNUT.** Applicant: DR Horton. Request: A Tentative Map in an R-1 (Single-Family Low Density District), in a Proposed Property Reclassification to PUD (Planned Unit Development District), to allow a 90-lot, Single-Family subdivision on 10.85 acres. Location: Northwest corner of Tropical Parkway and Walnut Road. (APN 123-30-201-007). Ward 1. (For Possible Action) ***(Continued from December 13, 2023)***

ACTION: **CONTINUED TO FEBRUARY 14, 2024**

10. **SUP-61-2023 USA AUTO SERVICE (Public Hearing).** Applicant: Diversified Partners LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Vehicle, Boat, and Recreational Vehicle Service Facility. Location: 2024 West Ann Road. (APN 124-29-802-013). Ward 3. (For Possible Action) *(Continued from December 13, 2023)*

Mr. Eastman provided an overview of this item stating this item was continued at the last Planning Commission Meeting to allow the applicant time to hold a neighborhood meeting. He understand from the conversations with the applicant, they have held their neighborhood meeting. They did discuss the project with the residents that attended that meeting and the staff, the site plan that is before you has not been altered. As such, the staff report has not changed. Staff is recommending approval subject to the conditions listed in the staff report.

Jorge Hernandez, KGA 9075 Diablo Drive, Suite 300, Las Vegas, NV 89195 on behalf of the applicant Diversified Partners, LLC. He stated that is this is a continuation from the last meeting that they completely agree with the comments of the City staff.

[6:15 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

James Smith, 5622 Penny Pond, North Vas Vegas 89031 stated my backyard fence, separates our property, from the lot with the proposed business. He is opposed to this proposal, primarily due to the high volume of hazardous materials that these facilities generate and its close proximity to our community. The hazards include, used motor oil, which is a carcinogenic. It has got a soil life of 30 years.

Julian Duque, 5610 Penny Pond Street stated that his house is right behind the proposed development. He does not want to see other stuff there, such as an Arco type station out of his window.

Mr. Hernandez stated that though they held a neighborhood and 173 notices to the community notifying them of the meeting, only a small handful of residents attended the meeting and provided input.

[6:15 P.M.] **Chairman Calhoun** closed the public hearing for public testimony.

[6:25 P.M.] **Chairman Calhoun** reopened the public hearing for public testimony.

John McLaney, 2204 Stonewall Road, North Las Vegas, NV 2204 Stonewall Road. He is representing himself as well as other members of the Cottonwood community. Many of them have concerns with the auto shop, building noise, the hazardous materials that are stored there, and how a spill or fire may impact the neighboring community.

Julian Duque, 5610 Penny Pond Street stated his home is too close to the business and he can hear the noise from the car wash.

[6:35 P.M.] **Chairman Calhoun** closed the Public Hearing.

MOTION: *Commissioner Zeiler moved to continue SUP-61-2023 USA AUTO SERVICE to the February 14, 2024 Planning Commission Meeting.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

STAFF COMMENTS

Director of Land Development & Community Services Alfredo Melesio reported,

- Staff received the assignment related to the car washes, and will begin working on that.
- The City is very proud to have had over \$1 billion over the past three years.
- In 2023, the City hit \$2 billion in investment for the community. It is something that the staff is really proud of, and the community should be proud of as well.
- The Employee of the Month that you see on the elevator we put out there, Tony Bull is actually the person who's the Permit Manager. Mr. Bull has been with the City for 25 years, great at his job, and really takes care of business for the city.

Ms. Rodgers introduced new employees to the City Clerk's Office including:

- Kristen Fleming, Special Assistant to the Director
- Tyrene West, Deputy City Clerk II
- Isabel Rodriguez, Deputy City Clerk II

COMMISSION COMMENTS

Commissioner Riley commented on the need to have additional satellite offices for the Secretary of State. He noted having long wait lines at the 7170 North Decatur Boulevard location in Las Vegas. With the increased population in North Las Vegas as well as in Las Vegas, the Secretary of State needs to have additional branch offices located in the Clark County metro area. He welcomed new employees as well as wished all a happy new year ahead.

Commissioner Zeiler commented stating that she agrees with **Commissioner Riley** that currently it is difficult to obtain services from the Secretary of State in Clark County, and that residents in Clark County cannot travel to other counties for services as those counties do not have to provide you with services when you live outside of its boundaries.

PUBLIC FORUM

John McClaney 2204 Stonewall Road, North Las Vegas, NV stated that he is a First Responder and works 24 hour shifts. He commented on the members of his community not coming to the meeting to voicing their opinion when projects come into their community. He is not always able to make some of the meetings. He asked is there another way the residents in his community can get their word to the Commission even when they are not able to make it to the meetings. He asked if residents can sign a petitions, call into the meetings or send letters.

Ms. Rodgers replied stating residents could send letters, or petitions if that is preferable, or something that would show the opinions of the group as well as the number of people that agree with that opinion that could be presented to the board.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 7:00 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Regular Meeting held on January 10, 2024. I further certify that a quorum was present.

Jackie Rodgers, City Clerk