



Planning Commission Agenda Item

Date: February 12,
2025

Item No: 7

TO: Planning Commission

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

SUBJECT: **T-MAP-20-2024 CROWN TRANSFER CENTER.** Applicant: Kimley-Horn & Associates, Inc. Request: A Tentative Map in an M-2, General Industrial District, to Allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Tropical Parkway and Beesley Drive. (APN 123-27-301-015) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a M-2, General Industrial District to allow a single-lot commercial subdivision on a 38.11-acre site. The site is located at the southeast corner of Tropical Parkway and Beesley Drive. The Comprehensive Master Plan Land Use is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
On March 13 2024 the Planning Commission approved a Variance (VN-01-2024) for an 11-foot-high retaining wall where 6 feet maximum is allowed, for an overall height of 17 feet where a maximum 12 feet high is allowed.
On December 5, 2018 the City Council approved a property reclassification (ZN-34-18) from O-L, Open Land District to M-2, General Industrial District.
On November 7, 2007 the City Council approved a property reclassification (ZN-109-07) from O-L, Open Land District to M-2, General Industrial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

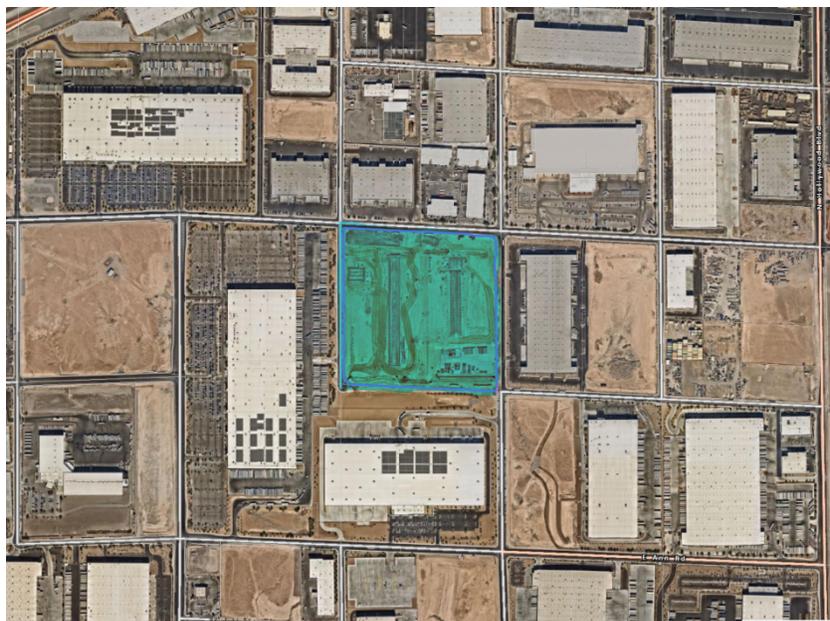
	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial	Developing Industrial
North	Heavy Industrial	M-2, General Industrial	Existing Industrial
South	Heavy Industrial	M-2, General Industrial	Existing Industrial
East	Heavy Industrial	M-2, General Industrial	Existing Industrial
West	Heavy Industrial	M-2, General Industrial	Existing Industrial

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 Planning Commission approval of a 38.11 acre single-lot commercial subdivision. The site is located at the southwest corner of Tropical Parkway and Mt. Hood Street and is currently zoned as M-2, General Industrial District. There is a trucking transfer station currently under construction on the site. The surrounding area is heavy industrial in nature, dominated by warehousing and other trucking transfer stations making this project compatible with the area. The site is bordered by Tropical



Parkway to the north, Mt. Hood Street to the east, Beasley drive to the west and a neighboring property to the south.

The Comprehensive Master Plan for the subject site is Heavy industrial, and the development of the site should meet all Industrial Design Standards including but not limited to landscaping, parking and building design, which is being addressed during the building permit review process. Staff has no objections and recommends to approve this application subject to the conditions listed.

CONDITIONS:

Planning & 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 the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. Tropical Parkway (sidewalk & street lights)
 - b. Beesley Dr.

c. Mt Hood St.

9. Right-of-way **dedication and construction** of a **RTC bus** turn-out is required on Mt Hood ST. near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Right-of-way **dedication and construction** of an exclusive right turn lane, is required on Tropical Parkway at Mt Hood St. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. The Applicant is responsible for acquiring any easements needed to construct the project.
13. 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.
14. 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.
15. 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.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. 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