



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 6

TO: Planning Commission

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

SUBJECT: T-MAP-22-2023 THE VILLAGE AT NLV GATEWAY. Applicant: KL QOZB II LLC. Request: A Tentative Map in an R-A/DC (Redevelopment Area District/Downtown Core Subdistrict) to Allow a Single-Lot Commercial Subdivision on 20.9 acres. Location: Generally Located Around the Northwest Corner of Las Vegas Boulevard and Lake Mead Boulevard. (APNs 139-23-201-007, 139-23-201-009, 139-23-201-010, 139-23-201-011, 139-23-201-013, 139-23-201-014, 139-23-201-017, 13-23-201-021, 139-23-211-022, 139-23-211-029 through 139-23-211-041, 139-23-211-055 through 139-23-211-062, and 139-23-211-067). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a tentative map in an R-A/DC, Redevelopment Area District/Downtown Core Subdistrict to allow a single-lot commercial subdivision on 20.9 acres. The site is located at the north corner of Lake Mead Boulevard and the west corner of Las Vegas Boulevard. The Comprehensive Master Plan Land Use designation is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	N/A

GENERAL INFORMATION:

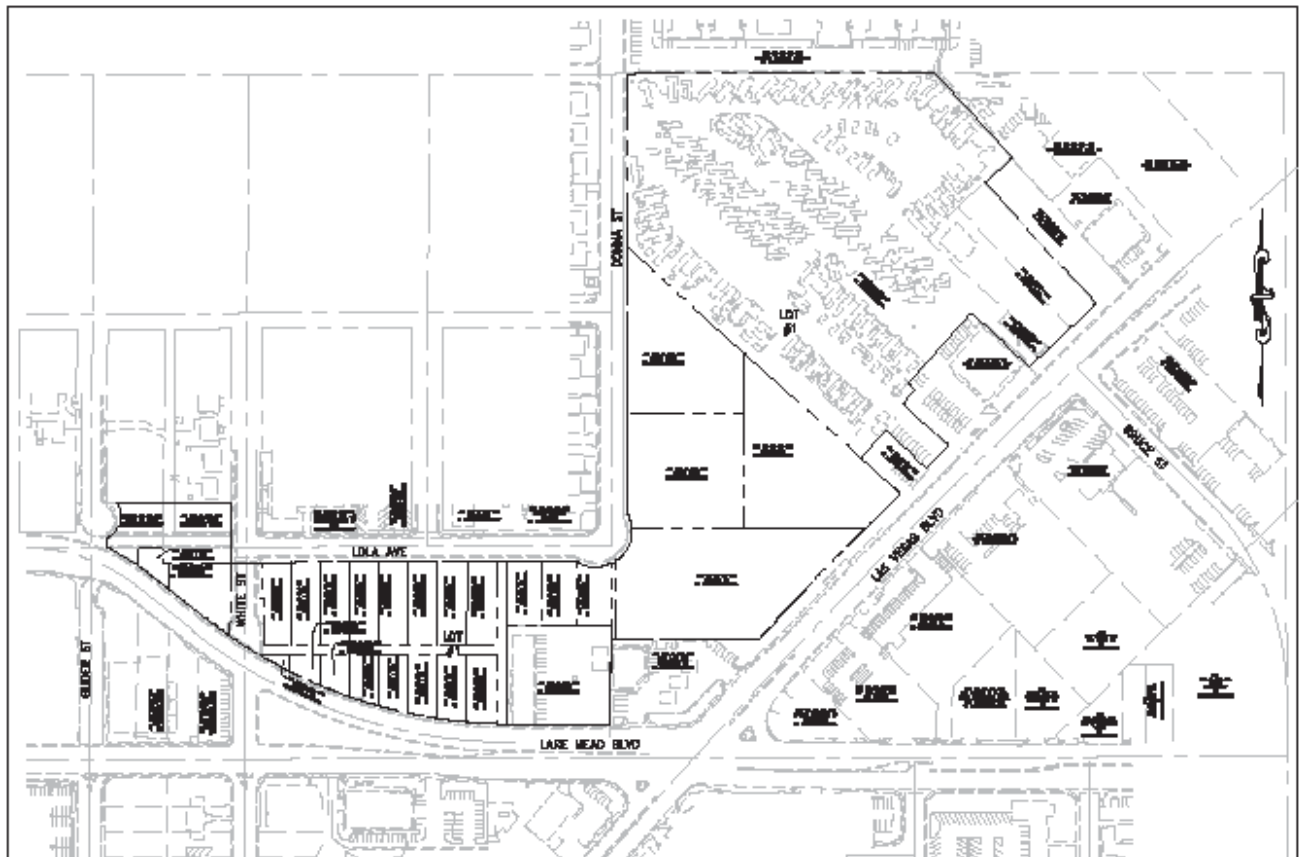
	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-A DC, Redevelopment Area District/Downtown Core Subdistrict	Undeveloped Land
North	Downtown Business District	R-A DC, Redevelopment Area District/Downtown Core Subdistrict	Existing Multi-Family Residential
South	Downtown Business District	R-A DC, Redevelopment Area District/Downtown Core Subdistrict	Existing Commercial Center
East	Downtown Business District	R-A DC, Redevelopment Area District/Downtown Core Subdistrict	Existing Commercial and Quick Serve Restaurants; Casino (Silver Nugget)
West	Downtown Business District	R-A DC, Redevelopment Area District/Downtown Core Subdistrict	Existing Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
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 consideration for a single-lot commercial subdivision on 20.9 acres generally located around the northwest corner of Las Vegas Boulevard and Lake Mead Boulevard. The 31 undeveloped parcels are zoned R-A/DC, Redevelopment Area District/Downtown Core Subdistrict, with a land use classification of Downtown Business District.



According to the letter of intent, the applicant intends to develop the site as a phased commercial development that will contain a mix of experiential commercial and restaurant uses. As the site develops the property will be further subdivided into commercial lots for the purpose of providing fee simple ownership to the various end users while maintaining a common interest in cross access, shared parking and utilities.

The proposed tentative map is consistent with the land use and zoning for the subject site. Consequently, staff has no objections to the request and we are recommending approval of the tentative map subject to the conditions listed below.

CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
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. 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.
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. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
7. 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.
8. The Developer is solely responsible for the design and construction of a traffic signal at the intersection of Bruce Street and Las Vegas Blvd.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
11. 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.
12. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one/two year from the approval date, the vacation shall be deemed null and void.

13. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
14. All off-site improvements must be completed prior to final inspection of the first building.
15. 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
Assessor's Parcel Map
Location and Zoning Map