



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 12

TO: Planning Commission

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

SUBJECT: FDP-13-2024 HYLO SOUTH. Applicant: Agora Realty and Management, Inc. Request: A Final Development Plan in a PUD, Planned Unit Development District, to Develop a Retail Commercial Center. Location: Southeast Corner of Rancho Drive and Lake Mead Boulevard. (APN 139-19-502-003). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District, to develop a retail commercial center on 11.06 acres. The site is located at the southeast corner of Rancho Drive and Lake Mead Boulevard and the Comprehensive Master Plan designation is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action
On October 11, 2023, Planning Commission approved a Tentative Map (T-MAP-18-2023) to allow a single lot commercial subdivision.
On October 11, 2023, Planning Commission approved a Tentative Map (T-MAP-19-2023) to allow a single lot commercial subdivision.
On August 16, 2023, City Council approved Ordinance 3184 (ZN-06-2023) to rezone the subject site from C-2, General Commercial District to a PUD, Planned Unit Development District.
On August 16, 2023, City Council approved an amendment to the Comprehensive Master Plan (AMP-05-2023) to change the land use designation from Resort Commercial to Mixed-Use Neighborhood.
A neighborhood meeting was held on May 30, 2023 at 5:00 p.m. at 722 West Carey Avenue, Suite A, North Las Vegas. The meeting summary from the applicant stated there was one (1) neighbor in attendance. The neighbor had questions about the proposed housing types for the residential development, if the site was under parked, and when the anticipated start date of the construction would be.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Formerly the Texas Station Hotel and Casino
North	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Vacant Land Proposed Hylo Park North Commercial
South	City of Las Vegas Jurisdiction	C-2, General Commercial District and R-CL, Single-Family Compact Lot	Undeveloped Land and Existing Residential
East	Community Commercial	C-2, General Commercial District and PUD, Planned Unit Development District	Walmart Supercenter; Existing Ranch Style Residential
West	City of Las Vegas Jurisdiction	C-2, General Commercial District and R-3, Medium Density Residential	Undeveloped Land and Existing Commercial (C-Store with Gas Pumps) and Mini-Storage

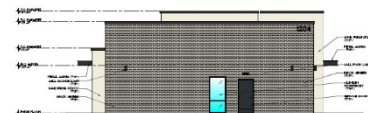
DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	Please see attached Memorandum.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval for a final development plan for a retail commercial center within a PUD, Planned Unit Development District on 11.06 acres to develop a retail commercial center. The subject site is located at the southeast corner of Rancho Drive and Lake Mead Boulevard. On August 16, 2023, City Council approved Ordinance No. 3184 (ZN-06-23) for the reclassification (rezoning) of the site to a PUD, Planned Unit Development District. The approved PUD encompasses the former Texas Station Hotel & Casino and the adjacent site north of Lake Mead Boulevard, formerly the Fiesta Casino. Access to the site will be provided through existing entrances from Lake Mead Boulevard and Rancho Drive.

The south phase of the approved PUD contains three areas; recreation, commercial, and residential. The specific parcel identified in this application represents the northern commercial component of the south property (Texas Station), which will be developed into a variety of quick-service restaurants and retail establishments. According to the PUD requirements, the applicant will be required to submit a Final Development Plan (FDP) for each phase of development. Additionally, the applicant is required to file FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA. Furthermore, any signs indicated on the site plan will require a building permit and are not part of this review.



wing uses for this phase of the proposed

commercial development within the PUD:

Building A consisting of the following retail area:

- 1 Large retail store approximately 40,000 square feet
- 1 Medium retail store approximately 21,912 square feet
- 1 Inline Retail approximately 12,500 square feet
- 1 Storage unit for the landlord approximately 2,388 square feet

Building B (fast food restaurant) will be approximately 2,170 square feet

Building C (fast food restaurant) will be will be approximately 2,325 square feet

Building D (office space) will be approximately 3,352 square feet

Building E (fast food restaurant) will be will be approximately 3,860 square feet

Building F (a restaurant) will be approximately 4,285 square feet

To adhere to the approved PUD, the building placement on the site must ensure interconnected walkways and parking drives between buildings on the site and adjacent developments. This facilitates safe and efficient movement of pedestrians, bicycles, and vehicles within the site and between it and adjacent developments. In addition, commercial and retail buildings should be oriented towards the street with inviting and detailed elevations to enhance the desired visual impact for the area. The placement and orientation of buildings along a designated frontage should create visually appealing and significant public spaces and help establish a design theme for the streetscape. Furthermore, pedestrian access must be prioritized to facilitate movement to and from other areas of the development.

The building and parking lot setbacks comply with the approved PUD and C-2, General Commercial standards. In general, perimeter landscaping is required to be 15 feet on all sides of the proposed development. The PUD originally allowed two (2) deviations from the normal setback and landscaping requirements. The canopy for the fast food restaurant at the northwest corner of the site (Building E) may protrude into the setback. Currently is shown as setback 10'3" along Rancho Drive. Additionally, the right turn lane from Lake Mead Boulevard reduces the perimeter landscaping to approximately 13 feet.

The applicant submitted building elevations for the commercial retail phase of Hylo South. The proposed building elevations establish the architectural theme for the entire commercial portion of the site, which is a mixture of cmu block and stucco materials with varied rooflines. All building exterior colors will be tan and beige, with black brick veneers and a metal parapet. This theme will ensure a cohesive modern design throughout the entire commercial center. The building elevation for the proposed retail building (A) has a building height of twenty-six (26) feet and thirty-two (32) feet to the top of the parapet. This portion of the building will be stucco finished with metal accent awnings, metal decorative stripes and a brick accent. The building elevations for (B,C, E and F) the fast food restaurants and standalone dine-in restaurant are a minimum building height of eighteen (18) feet and a maximum height of twenty-three (23) feet to the parapet of roof mounted equipment screening. The main portion of the building will be stucco finished with brick veneer and metal accent awnings over the entrance and drive-thru window and a metal parapet. This will apply to the restaurants with the exception of the proposed IN-

N-OUT on the northwest corner of the site. IN-N-OUT has specific corporate paint colors. The building will incorporate the same brick veneer as the other buildings to achieve a cohesive look to the center. The final building (D) for office space will have a maximum height of twenty-three (23) feet and maintain the stucco painted finish with brick veneers and metal parapet.

The proposed final development plan indicates eight (8) trash enclosures for the Hylo South commercial development distributed throughout the parking area. The elevations for the trash enclosure were not submitted. Trash enclosures are required to use similar materials and color palette as the principal building, include a roof and six (6) foot landscape planters on both sides of the trash enclosure. However, the proposed site plan did identify some landscaping around the trash enclosures. All trash enclosures are required landscaping planters around the structure. The trash enclosure elevations and any missing landscaping can be addressed during the building permit process.

The proposed final development plan indicates 394 parking spaces for the proposed commercial development, with twenty (20) foot tall light poles within the parking area where walkways are indicated. The proposed retail area and office/storage space require 286 parking spaces, the restaurants with drive-drive through (based on indoor serving area) and the restaurant with outdoor seating require an additional 108 parking spaces. The required parking spaces have been provided and comply with code.

The proposed landscape plan indicates approximately 15 feet of perimeter landscaping, which includes a five-foot wide sidewalk adjacent to Lake Mead Boulevard and Rancho Drive. The existing sidewalk is situated at the back of curb and will be permitted to stay this way. The required foundation landscaping is six (6) feet at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The proposed landscape plan indicates some foundation and parking lot landscaping. However, the required landscape islands at the ends of all parking rows and screening around the trash enclosure are not provided and will need to be added. In addition, some buildings will require additional foundation landscaping. All landscaped areas should provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code. The landscaping can be addressed during the building permit process.

The final development plan appears to be in general compliance with ZN-06-23 (Ordinance No. 3184). Staff recommends approval of the final development plan 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 tavern / restaurant shall maintain an equal or greater restaurant to bar ratio. The restaurant shall also be open for family dining during normal operating hours. Additionally, any restrooms shall be located to allow restaurant patrons direct access, without travel through the bar area.
3. The fast food restaurant (Building E) at the northwest corner of the site is allowed a 10' setback along Rancho Drive, for the proposed drive-thru canopy.
4. All trash enclosures shall use similar materials and color palette as the principal building with six (6) feet landscape islands are required on both sides of the trash enclosure.
5. The applicant shall apply the same color scheme and enhanced architectural features to all the buildings to create a cohesive and coherent design for the overall commercial center.

Public Works

6. This item comply with the conditional of approval for ZN-06-2023 (Ordinance No. 3184)

ATTACHMENTS:

Public Works Memorandum
Clark County Department of Aviation Memorandum
Ordinance No. 3184
Letter of Intent
Site Plan
Elevation
Landscape Plan
Clark County Assessor's Map
Location and Comprehensive Plan Map