



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 6

TO: Planning Commission

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

SUBJECT: SUP-56-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).
Applicant: Intercapital Asset Management. Request: A special use permit in a C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District), to allow a mini-warehousing establishment. Location: Southeast corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a mini-warehousing establishment. The subject site is on a 10.41 acre parcel located at the southeast corner of Pecos Road and Tropical Parkway. The proposed building is three (3) stories in height and 141,351 square feet in area. The site has a zoning designation of C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District) and the Comprehensive Master Plan Land Use designation 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
T-Map-12-2024	A single-lot commercial subdivision on 10.41 acres
SUP-57-2024	A special use permit to allow 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:	See Attached Memorandum.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow a mini-warehousing establishment. The site is located on 10.41 acres at the southeast corner of Pecos Road and Tropical Parkway. The zoning designation of C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District) and the

Comprehensive Master Plan Land Use designation is Neighborhood Commercial. The letter of intent states the proposed building is three (3) stories and 141,351 square feet with 1,287 units. Access to the proposed use is a dedicated entrance from Pecos Road to the parking area, with a secondary fire access to the north into the commercial development. There will be a gated access to the units and a block wall for screening the facility. Each mini-warehouse site is required to provide a minimum of two (2) exits; the site plan is missing the required second exit. The proposed hours of operation will be 6:00 am to 10:00 pm daily (not a 24/7 operation).

Commercial developments are a key component in the creation of a complete community by providing goods and services to the surrounding residential neighborhoods. The proposed scale and location as well as the overall use is not compatible with the surrounding neighborhood and staff is recommending denial of the mini-warehousing establishment (SUP-56-2024).

The commercial subject site was originally envisioned with the development of the surrounding subdivision Ardiante Active Adult Community. The homes and recreation center were constructed in 2007; however, the commercial area was not developed. A trail linking the residential community to the subject site was developed with the residential component. The overall intent of the trail was to give Ardiante residents access to this future neighborhood commercial destination. The proposed 3-story mini-warehouse is located where the trail from Ardiante connects to the commercial component.

The City recently adopted the Strategic Plan 2025-2030 that provides a Vision and list of Six Strategic Goals. This plan outlines the the City's commitment to creating a safe, vibrant, and prosperous community where residents and business can thrive. The City's Strategic Plan 2025-2030 lists two (2) goals related to the proposed development: Goal 3, Community Safety and Goal 5, Community Health and Well Being. The location of the mini-warehouse and overall design of the center promotes an unsafe pedestrian connection and is in conflict with Goal 3 and the CPTED (Crime Prevention Through Environmental Design) principles. Goal 5 strives to increase access to healthcare services also strives to create additional areas for daily exercise by walking and biking. The proposed hospital (SUP-57-2024) does create additional medical services but the location and size of the proposed mini-warehousing establishment limits access from the adjacent neighborhood.

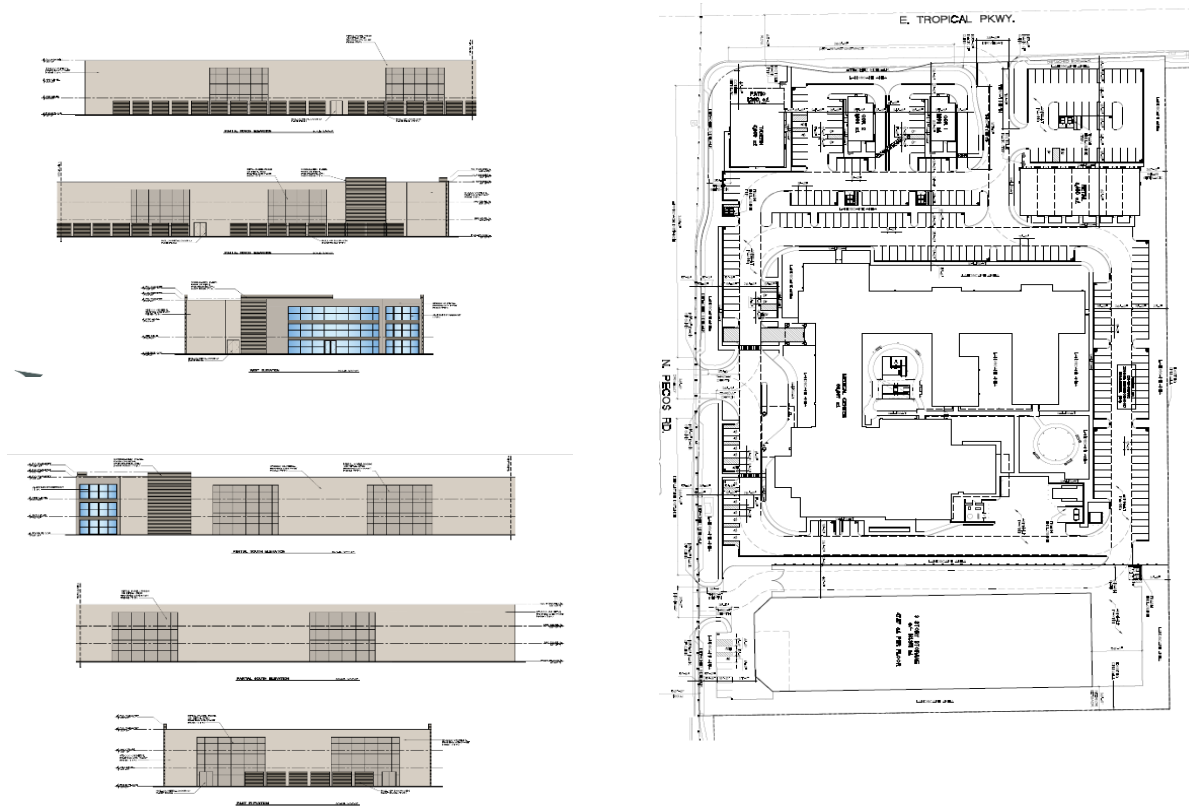
In addition to the Strategic Plan's focus on enhancing the community safety, the City's Development Standards within the Zoning Ordinance (17.24) promotes the use of CPTED Principles in a building's site and architectural design. The principles are designed to enhance the overall safety of the community. CPTED is based on key overlapping concepts of site and architectural design with the management of landscaping and the natural environment.

As stated in the North Las Vegas Citywide Pedestrian and Bicycle Plan, most neighborhoods contain a circulation system of comfortable local streets with low speeds and volumes; however, high speed and high volume arterial streets that serve as barriers often limit their connectivity. Ardiente is a neighborhood where a comfortable trail was specifically built to provide access to the commercial component. The area of the proposed commercial development that has a direct link should include uses that are geared for active transportation users. Active transportation is the movement of people by walking, biking or using a mobility aid. The overall design of this active adult community was to create more active transportation opportunities for its residents. Natural surveillance is an important critical component of CPTED. This principal is intended to maximize visibility for clear unobstructed views of pedestrian and open space areas. The large monolithic building proposed for the mini-warehouse will severely limit the visibility for the residents walking to their neighborhood shopping center. In addition, this use at this location will greatly diminish the trail users comfort level on this neighborhood connection. With the large scale of the building blocking visibility and the uninviting design for pedestrians within this commercial center, this use limits walkability and active transportation opportunities.

A mini-warehouse use can be considered more of an intense commercial use or lighter industrial use. Any proposed use permit is required to conform with the Comprehensive Plan. The Comprehensive Plan Land Use designation of neighborhood commercial provides guidance regarding the scale of the development. Although allowed in the C-2 District, with a special use permit, mini-warehousing is a vehicle dependent use and therefore is not pedestrian friendly. Neighborhood commercial developments should be geared towards walkability, encourage pedestrian access and usable for the surrounding neighborhoods. Furthermore, the size and scale of the proposed use does not fit the scale of the neighborhood or the other proposed commercial uses on this site.

Fire Prevention has reviewed the proposed use and they are requiring a fire access lane around the entire building. In addition to the need for better pedestrian connectivity and vehicle connections for the proposed use. A redesign of this portion of the site is warranted. Furthermore, the building does not meet the commercial design standards for building materials, as it is predominantly a metal building with a stucco finish.

The applicant is not required to submit a proximity distance requirements from another mini-warehouse establishment. There is one (1) existing mini-warehouse located at Losee Road and Centennial Parkway facility within one (1) mile of the proposed mini-warehouse establishment.



According to the building elevations provided, the proposed mini-warehouse establishment is a three (3) story, 32-foot high building with an added 3-foot parapet for a total height of 35 feet. The proposed building meets the required setback of 30 feet to the existing residential to the south and the east.

The proposed elevations indicate a metal building with a stucco finish painted in three (3) shades of gray fading from light to dark. The architectural features are additional painted corrugated metal panels. The north elevation demonstrates metal roll up doors, which have been oriented away from the existing residential properties. Both the south and west elevations indicate clear windows with aluminum framing. The building lacks decorative elements to break up a box design. The following materials are acceptable for a commercial building; stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable. The proposed building elevation should incorporate the acceptable materials to comply with the commercial design standards. In addition, other architectural features should be added to reduce the visual length of long walls. The proposed hospital on the same site indicates stone veneer on their elevations. The applicant should incorporate the same stone veneer for this building. This can be addressed during the building permit process.

The parapet is required to ensure all HVAC and other roof-mounted equipment is screened from view of rights-of-way. The final color scheme and architectural design can be addressed with the building permit process. The applicant should apply the same color scheme and architectural accents to all the buildings for the proposed hospital, tavern and restaurants with drive-thru to create a cohesive and coherent design for the overall commercial center. This can be addressed during the building permit process.

The proposed site plan indicates a trash enclosure east of the building for the proposed mini-warehouse. Elevations for the proposed trash enclosure were not provided, but the enclosure is required to use similar materials and color palette as the principal building. Additionally, landscape islands are needed on both sides of the trash enclosure. This is a minor change and can be addressed with the building permit process.

The proposed landscape plan indicates the perimeter landscaping area adjacent to Pecos Road ranges from 26 feet to approximately 34 feet at the widest portion and includes a five-foot wide sidewalk, a five (5) foot walkway and landscaping. The required landscaping is fifteen (15) feet including a five (5) foot sidewalk. The proposed site plan indicates a 30-foot landscape buffer adjacent to the south and the east residential property line. The landscape buffer includes a pedestrian gate access and a pathway from the existing residential to the east. The proposed trail connection is intended to allow the nearby residential to access the commercial center. However, the connection provided is not conducive to pedestrian activity. The connection places the pedestrians into the parking lot between the hospital and the mini-warehouse facility. The Ardiante Active Adult Community was designed to promote a healthy lifestyle for the surrounding residents; specifically this trail was constructed linking the center of this community directly to the commercial land located at the southeast corner of Pecos Road and Tropical Parkway. This deliberate design was intended to increase the walkability of this community by giving direct access to the future commercial.

The proposed landscape plan does not indicate the required foundation landscaping, however, the required parking lot landscaping is indicated. The required landscaping is six (6) feet of foundation landscaping at the entrance to the building. Landscaped islands are required to be provided at the end of all parking rows within the parking lot. In addition, all vehicle parking areas abutting public or private right-of-way shall be screened with a buffer wall or landscaped berm a minimum of three feet high. The landscaped buffer area should be enhanced with a double row of off-set 24" box trees every 20 feet on center to help buffer the use from the adjacent residential. In addition, there is a landscape island separating the mini-warehouse from the other proposed uses within the commercial development. All areas to be landscaped should provide 50% ground coverage within two years of planting to comply with the municipal code. Minor adjustments may be needed during building permit process to ensure that proper foundational landscaping and parking lot landscaping are installed.

The proposed site plan for the commercial development indicates 252 parking spaces will be provided for the commercial center where 242 parking spaces is required for the

proposed uses on the site plan. The required parking for the proposed 1,287 unit mini-warehouse establishment is 33 parking spaces. The parking spaces are calculated at one parking space for each 50 storage units plus two (2) additional parking spaces provided for an on-site care-taker/manager. In addition, five (5) additional parking spaces shall be located on the exterior of the screen wall for customer parking. Therefore, sufficient parking has been provided for the proposed use.

The site plan provided the required bicycle facilities in front of the retail building and tavern building within the commercial plaza. A commercial development is required one (1) bicycle parking space per 5,000 square feet of gross floor area. The proposed site plan for this commercial development requires ten (10) bicycle parking spaces. The proposed site plan is providing ten (10) bicycle parking spaces and therefore is in compliance.

Commercial development of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each acre of land. The size of this development requires a 500 square foot plaza. The provided landscape plan indicates an approximate 19,000 square foot plaza is provided east of the hospital; therefore, this requirement has been met.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - The Neighborhood Commercial Land Use is designed to provide general retail to serve neighborhoods and the community. Neighborhood commercial uses should have a direct relationship to adjacent or nearby residential communities in their use, accessibility, scale and character. The proposed use and site design do not provide a use that directly serves the neighborhood and nor is the scale compatible with the adjacent Ardiente community.
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
 - The purpose of the proposed property reclassification from C-1, Neighborhood Commercial District to C-2, General Commercial District is to support the development of a hospital in this area. The remainder of the site still needs to support the surrounding community's need for neighborhood market scale uses. The proposed commercial center should provide goods and services for the convenience of the residents and accessible by pedestrians, bicyclists, or mobility device users from the

adjacent neighborhoods.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
 - The proposed mini-warehouse establishment scale and building design is not compatible with the adjacent neighborhood. The applicant is proposing to construct a 3-story monolithic building approximately 30-feet away from a neighborhood of single-story homes. This differs from the proposed hospital, which is located in the center of the site and is only one (1) story.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
The location and the monolithic design of the 3-story building severely limits the visibility to the trail and dwarfs the nearby residences as well as the proposed hospital. The applicant is proposing a 30-foot landscape buffer between the mini-warehouse and the adjacent neighborhood. Staff is recommending a double row of offset 24"-box trees be planted every twenty (20) feet on center in the landscape buffer area. In addition, a fire access lane is required to be provided around the entire building and a secondary access.
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.
 - The proposed mini-warehouse establishment should not create a negative impact on the existing facilities or services. However, a fire access lane is required to be provided around the entire building and a secondary access.

Staff is recommending denial of the applicant's request for a special use permit to allow a mini-warehousing establishment, however, if the Planning Commission decides to approve the proposed special use permit. Staff recommends the following 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 mini-warehouse establishment cannot be developed prior to the hospital (SUP-57-2024) being developed.
3. The mini-warehouse site shall provide a minimum of two exits.

4. To comply with Section 503 of the 2018 International Fire Code, the emergency access lanes shall be redesigned to include 360-degree access around the building, as well as a secondary access per North Las Vegas Fire Code Amendment 503.1.2.
5. The 30 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 every 20 feet on center.
6. The applicant shall provide the required foundational landscaping of six (6) feet around the building.
7. The applicant shall provide 500 square foot plaza area.
8. Bollard lighting shall be provided in the trail access area.
9. Pavers shall be provided in the parking lot supplying access from the trail to the internal walkway for the commercial center.

Public Works:

10. This item shall comply with the conditions of the approval for T-Map-12-2024.

ATTACHMENTS:

Public Works Memorandum
Fire Prevention Memorandum
Letter of Intent
Site Plan
Building Elevation
Floor Plan
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map